ELVIRIA

| sypialnie | ■azienki | zbudowany m² | taras m² | fabu■a m² |
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| 7 | 8 | 579 | 200 | 1 335 |

## VILLA W ELVIRIA

A unique property located on the first line golf of the Santa Maria Golf Course with breathtaking sea views. This large villa (468m2 living space and 200m2 balconies and terraces) on a large plot of 1335m2 is fully renovated to the highest standards. It offers 7 bedrooms, an office and 8,5 bathrooms. Since the hillside location, the villa is divided into 5 floors which are accessible via the indoor elevator. On the top floor (level +1 from street level) an office (or bedroom) is located with amazing sea views. On the driveway, with a carport with solar panels, there is space for 2 cars. On the street level, the garage for 2 cars is located with an electric car charger, as well as one of the main entrances to the house. Here the sports storeroom and the laundry room are located. Furthermore there are 2 bedrooms and a bathroom located on this level. This can easily be converted into an au-pair or valet apartment with a balcony. The bedroom level is located on level -1. Here you find 3 bedrooms, all with en-suite bathrooms as well as the master bedroom with amazing sea view, a large walk-in closet and an amazing master bathroom, with a freestanding bath with a glass ceiling and sea view, double showers, a separate toilet and bidet. The living floor is located on level -2. Here another main entrance to the house is located, as well as a bedroom with en-suite bathroom, the cloakroom and another storeroom. The living room is an open plan with the kitchen, where the 6-meter glass sliding door gives you direct access to the terrace with gazebo and outdoor kitchen and the large infinity pool. Finally the bonus of the villa you find on level -3 with the home cinema with bar, the gym and the spa with steam bath, sauna and an extra bathroom. Outside on this level you find a grass field with the sun loungers. The villa is fully renovated. New piping, plumbing and wiring. All appliances are new and energy efficient. The windows have been replaced by aluminum isolated windows with electric shutters. The villa is equipped with solar panels. All bathrooms and the living room and kitchen are equipped with floor heating. The bathrooms are modern and equipped with Grohe taps. Both inside as outside the same greige large tiling is applied and the bedrooms have wooden floors. The kitchen is fully equipped with an island, a hotplate with build-in extractor, 2 wine fridges, an interactive (Samsung) American Fridge, a steamoven, oven and micro-wave, plate warmer, two dishwashers, all of Siemens IQ700 line. The Quooker watertap has instant boiling water. Furthermore the house is equipped with Siemens light switches and Fibaro demotica home automation. The villa will be equipped with a mesh internet network as well as Sonon speakers and an alarm system with cameras for maximum security. The entrance doors are equipped by the Salto door locks and open with a tag. The Mitshubishi airconditioning is divided per floor and equipped with Airzone. The lush garden will be full of bamboo, palm trees, a waterfall and a marble fountain. The garden is equipped with an irrigation system. The garden (and the outside) of the house will be beautifully lighted. The bright-colored Ibiza-style interior will be the icing on the cake of this modern villa with the Andalusian feeling. You just have to grab your bags and you are ready to move in the 1st of April 2022. Details list Vileria Total construction 579m2 Total living space 468m2 Total balcony terrace 200m2 Total plot size 1335m2 Total floors 5 Lift 4 floors Total bedrooms 7 Office 1 Total bathrooms 6 Cloakroom 1 Home cinema, spa, gym, shower and toilet Airconditioning 2x Mitsubishi Electric Duct 7.1Kw 2x Mitsubishi Electric Duct 12.1Kw 1x Multiroom Airzone Wifi Partly linear ceiling slot diffuser lines (iso grill) Heating Bath room Electric floor heating & towel rack heating Living room/kitchen Electric floor heating Plumbing Enitre new plumbing throughout the villa Solar hot water boiler 2x 300 liter Water filter Return circulation pump Electrics Entire new cabling throughout the villa Siemens Delta Carbon light switches and power plugs Samsung Tablet controllers each floor + master Fibaro home automation (Demotica) Prosecur alarmsystem Reolink 11 cameras system Multi room audio streamers in each room + in ceiling speakers Wifi Network Ubiquiti network 8 accesspoints 4 devided networks (Internet/ Camera/ Audio/ Demotica) Electric car charger Solar panels Automated irrigation system "Nice" garage gate/door motors Doorbird intercom Home cinema system basement 200+ in celing spots (white) 50+ outdoor house lights (black) 60+ garden spots (black) Ceiling hanging lights Windows/doors Protec Aluminium windows majority with electric shutters Buster & Punch copper door handles/ hidden door hinges Salto door locks main entrance doors Kitchen Glass titanio furniture Granit worktop Samsung SIdebySide fridge with touchscreen Siemens steam oven Siemens oven Siemens microwave Siemens plate warmers (2x) Siemens bob with extractor in hob Siemens dishwasher Winecooler (2x) Quooker instant boiling water tap Food waste dispenser Bathrooms Warm sunset/ hard graphite Grohe showers Dos Avila/ Salgar wash basings Grohe sanitary Avila Dos/ Salgar sinks Walk-in showers Double shower master bathroom Jacuzzi bathtub 190x90cm Electric floor heating + towel rack heating APE tiling Bedrooms Wooden herring bone floors Power blinds windows Build-in wardropes Audio streamers and in-ceiling speakers Tiling Hallways/ stairs/ bathrooms/ living/ outdoor and pool Same APE tilefloor (Blanco) 120x120cm APE tiling bathrooms Pool Infinity pool size approx 9x4x1,6m New pipework infinity pool New infinity deposit New tiling New RGB lights (3x) Pool heating Saltwater Generator Chlorinator Outdoor shower Garden New lush type garden with Palmtrees/ Bambu Artificial grass sun deck Spotslights throughout garden Outdoor kitchen with green egg and BBQ Pergola outdoor dining area Carport with solar panels Laundry room Kitchenette with Bosch washing machine and dryer Home Cinema HD Beamer + double surround sound system Spa Glas sauna (finish + steam) 2x2m Turkish bath + chromotherapy (lights) 2x2m Walk-in shower + toilet Gym Fully equipped gym

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