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1.190.000€

Experience refined Mediterranean living in this beautifully designed luxury villa, ideally located in La Zenia, just a 3-minute walk from the famous La Zenia Boulevard. With generous indoor and outdoor spaces, this home is a true oasis of comfort, privacy, and elegant style. Outdoor Area: Private garden with a diverse selection of custom-planted trees sourced from all over the world. The variety of species adds not only aesthetic appeal but also a high level of privacy and lushness to the entire property. * Saltwater swimming pool with heating and anti-slip tiles, perfectly suited for year-round enjoyment. * Adjacent technical room for the pool provides pump machine and storage for maintenance. * Outdoor kitchen by the pool, ideal for entertaining and summer meals. * Custom-made sunshades installed around the house to ensure consistent shade and comfortable outdoor living. * Terrace equipped with a glass dining table seating up to 10 guests. * Custom wide sliding curtain-door connecting the terrace to the kitchen, replacing the original narrow entrance for a seamless indoor-outdoor flow. Interior Highlights: Kitchen: * Equipped with Siemens appliances, excluding the large American fridge-freezer with integrated filtered water and ice cube system. * Entire property receives filtered water. Living Room: * Feature wall with natural stone cladding behind the TV for a warm, textured design element. * Designer furniture throughout the villa, sourced from around the world. * Property sold fully furnished, excluding personal items. Climate Control: * Central split A/C system with independent control panels on ground and first floors. * Split A/C units in basement bedrooms. Heating: * Underfloor heating in both ground and first-floor bathrooms. Additional Features: * Alarm system installed throughout the property. * Solar panels on the roof terrace generating approx. 40 kW/day. * The roof terrace is rarely used due to abundant outdoor space elsewhere. * Full interior repaint completed in early 2025. * Less than 1-year-old water boiler. Basement & Storage: * Two bedrooms with ensuite bathrooms. * Large basement storage room for general use. * Technical room for the water boiler and washing machine and more. Lighting & Technology: * Smart lighting system with automatic evening activation (starts at 18:00, adjusts based on sunset, and switches off in the morning) This is customizable after preference. * Managed via an iPad (included with property). * Sonos sound system installed in

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|  5 slaapkamers |  4 badkamers |  259m ² Bouwgrootte |
|  550m ² Perceelgrootte |  Zwembad |  Garden |
|  Garage |  Parking |  Terrace |
|  Solarium |  Barbecue |  Balcony |
|  Heating |  Underfloor heating |  Private pool |
|  porch |  Alarm |  Storeroom |
|  Furniture |  Light |  Water |
|  Laundry room |  Appliances |  Air-Conditioning |