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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&nbsp;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,&nbsp;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 customisable after preference. \* Managed via an iPad (included with property). \* Sonos sound system installed in

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|  5 bedrooms                  |  4 bathrooms        |  259m <sup>2</sup> Build size |
|  550m <sup>2</sup> Plot size |  Swimming Pool      |  Garden                       |
|  Garage                      |  Parking            |  Terrace                      |
|  Solarium                    |  Barbecue           |  Balcony                      |
|  Heating                     |  Underfloor heating |  Private pool                 |
|  porch                       |  Alarm              |  Storeroom                    |
|  Furniture                   |  Light              |  Water                        |
|  Laundry room                |  Appliances         |  Air-Conditioning             |