

VES6532K

Price: 498,000€



 Villa

 Las Colinas Golf And Country Club

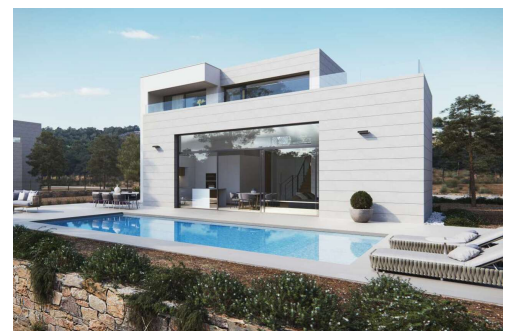
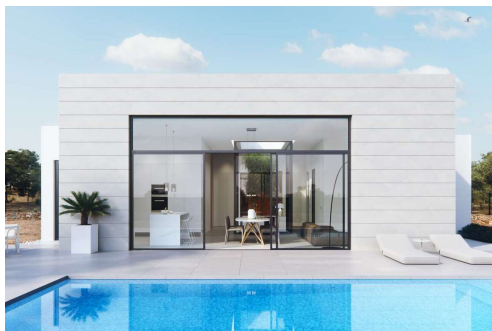
 3 Bedrooms

 2 Bathrooms

 135m² Build Size

 880m² Plot Size

There is a single entrance to Las Colinas, that is guarded 24 hours a day, 7 days a week. Each house enjoys a perimeter fence of natural stone throughout the plot guaranteeing privacy and security. The main entrance to the home is armoured. The entire structure of the house is based on a system of reinforced concrete frames, according to CTE (Technical Building Regulations). The installation of electricity is of the highest quality with independent circuits according to the regulation of high voltage. The plumbing is of cross-linked polyethylene in accordance with CTE regulations. The sanitary hot water has an aero-therm system. All administrative...



permits and licenses are up-to-date and at your disposal

FOR YOUR COMFORT The Community consists of 18 exclusive plots from 855m² to 1422m², with a single access door and private parking within each plot. Enjoy a private pool on your own plot of 3.5 x 9 metres, on a terrace with panoramic views of the surroundings and landscaped areas, facing South-East, where the sun will be your main guest. All floors, including bathrooms have a coating of porcelain of the highest quality. The blinds are motorised. The glass of the windows allows greater solar control through its graduation system. The lighting is LED throughout the house. (both inside and outside) It is fully air-conditioned with the "innovative AIR ZONE" system. The kitchen is fully equipped, with island support, highly energy efficient appliances all with an energy efficiency rating of "A". The bathrooms have a full lead underfloor.

FOR THE BEAUTY OF YOUR HOME The environment in the entire Las Colinas area is low density housing, which allows great quality views and tranquility. Throughout the plot you will find an abundant plantation of native vegetation. The facade stone is completely natural. We boast impressive double height living rooms, giving a sense of spaciousness and inner well-being. Inner courtyard in the house of 2.30 x 3.10 meters, carefully decorated in perfect synchronisation with the rest of the house. The interior doors are lacquered in white wood for a perfect finish.

FOR YOUR ENERGY SAVINGS, A Rating (Maximum) The whole Villa is designed as a completely insulated Cube, allowing maximum comfort in the temperature and also complete energy efficiency. It has an air chamber in front plus high density extruded polyethylene under pavement using mineral wool rock in all of its vertical and horizontal walls. In order to make the insulation more efficient, aluminum carpentry achieves the RPT (Thermal Bridge Break) and the window panes are laminate (4 + 4/8chamber / 3 + 3). All these details and those that remain to be indicated in this summary, are available in the extended quality memo. Available on request.

NEW OPTION AVAILABLE Any of the villas now have the option to add a higher level what includes a bedroom suite, bathroom, dressing room and a spectacular solarium of 40 meter from where you can enjoy the magnificent views over the forest and the distant sea. The price to add another level to a villa it's € 30.000 on the list price plus VAT