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Villa

Calahonda



Rooms: 5	Bathrooms: 4	M²: 400	Price: 1,650,000 €
Status: Sale	Property Type: Villa	Reference: R3794776	Publish date: 12.05.23

Overview:Fantastic brand new contemporary villa in the lower area of Calahonda (Mijas Costa), close to the beach and all shops on foot. Divided into three levels, in the main one we find a large living room with large windows, an open concept kitchen with a peninsula, a dining area with views, as well as a toilet and a bedroom. On the first floor we have two large double bedrooms en suite with access to their own terrace, as well as two other double bedrooms that share a bathroom. The basement offers multiple possibilities given its large area of more than 140 m2. Gym, leisure area and storage space take place, in addition to its excellent sauna. Place to park two vehicles inside. To complete we have the technical room. Excellent construction qualities throughout the property, with a garden that surrounds it and an elegant swimming pool. QUALITIES DESCRIPTION The house is built with AAC blocks. It is a fast-building, eco-friendly material. It has a high level of heat and noise insulation. The walls are vapor- and air-permeable. This means that in winter your house will be warm, and in summer it will be cool. Your electricity or gas costs will be reduced by 2-3 times. The house walls material prevents condensation of moisture and the appearance of fungi and mold. Due to the lack of cavities, insect colonies cannot settle in it. Sliding window systems by Italian brand "Linea Rossa" with single-chamber double-glazed windows and armored glass have a high level of thermal and sound insulation, and also effectively protect against intrusions. Solar water heating system based on a vacuum solar collector is installed on the roof of the house. This makes it possible to heat water

for household needs at the expense of solar energy all year round. An effective double ventilation system avoids dampness, bad smell and mold even in the basement. The house is equipped with an Aerotermia type central air conditioning system. The bathrooms are provided with ROCA plumbing and an electric floor heating system. Bathroom tiles are from the best Spanish manufacturers. Laminate flooring, 33 class, is made in Germany. Solid pine doors -eco-veneer with Unilack coating. The kitchen is made by the German company Schmidt and equipped with AEG and Whirlpool appliances. The kitchen is made by the German company Schmidt and is equipped with AEG and Whirlpool appliances. Terrace- decking is made of Deckra WPC board. In high basement with natural daylight total area of 220m2 and 3 meters height ceiling, are located: SPA area with arabic Hammam, shower, toilet and relaxation area. Recreational area of 100 m2 with a WC, for any use on request of the house owner (home theater, gym, billiard room, bar, etc.) Spacious garage of 50 m2, which allows you to accommodate up to 3 cars.

Features:

New development, Pool, Air conditioning, None, Sea views, None, 24H Security, Parking, Golf, None, None, None