

## Villa In Gran Canaria



**Price: 899000 €**

**Town: San Bartolome De Tirajana**

**Zone: Sonnenland**

**Type: villa**

**Covered Area: 517 m<sup>2</sup>**

**No. bathrooms: 7**

**No. bedrooms: 5**

## Property Descriptions

We lower the price!

We welcome you to this exclusive Villa located in one of the most privileged areas in the south of the Island. Located in Sonnenland, in a residential area with completely private access.

This semi-detached Villa with modern architecture has a constructed area of about 287m<sup>2</sup> and an approximate area of 229m<sup>2</sup> of terraces that border the house.

This wonderful property is distributed over three floors plus basement and attic. 2 upper floors and another 2 lower floors.

Starting with the 2nd upper floor, we find the cozy attic, currently used as a library, so you can enjoy the tranquility that the space offers while you immerse yourself in a good book.

On the next floor we find 3 on-suit bedrooms, 2 of them with an exterior balcony and the last one with large glass windows which provide a lot of light.

On the 1st floor, we have a completely independent kitchen with all high-end appliances, as well as a majestic, spacious and bright living room which gives direct access to a terrace, and a small bathroom.

On the lowest floor, we find the master bedroom, which includes a large dressing room, and a huge bathroom with hydromassage, and from here we can directly access the pool. On this same floor there is a second living room with direct access also to the pool and the large terrace, an extra full bathroom and another bedroom with its private bathroom, terrace and small dressing room.

In the basement, currently made up of a large open space and used as a gym, there is another toilet, a laundry room, the machinery for the pool and the elevator.

The house has an elevator and stairs for internal access, solar panels, and a private pool with salt water. You can also access the pool From the outside of the property, without having to pass through the inside.

All rooms in the house have large windows that offer plenty of natural light. Each of its bedrooms include a dressing room, bathroom and air conditioning.

Close to all services; schools, supermarkets, private hospital, shopping and leisure center, luxury stores and restaurants.

Without a doubt this property has everything necessary to be the house of your dreams,  
Don't let her get away!

\*Note: The use of the property will be subject in all cases to current legislation. The sale price does not include the taxes and expenses of the sale, including the Property Transfer Tax (equivalent to 6.5% or 1% in the case of the first transfer, plus its corresponding IGIC in this case), the fees of the Property Registry, notary and agency. Information about the property is subject to possible errors and involuntary changes.













