

## Villa In Gran Canaria



**Price: 1470000 €**

**Town: San Bartolome De Tirajana**

**Zone: Montaña la Data**

**Type: villa**

**Covered Area: 570 m<sup>2</sup>**

**No. bathrooms: 4**

**No. bedrooms: 4**

## Property Descriptions

We present this beautiful villa located in a highly sought-after and absolutely peaceful residential area. It is ideal for a couple with taste and a desire to enjoy a relaxed and dignified life just minutes from San Fernando de Maspalomas.

On a spacious 570 m<sup>2</sup> plot, this property not only offers plenty of living space but also a well-kept tropical garden that invites you to relax and unwind. The house has two entrances and a garage with space for up to three cars, which is a great convenience.

With a total area of approximately 300 m<sup>2</sup>, spread over four en-suite bedrooms with private bathrooms, almost all with sea views, the house offers enough space for the whole family and/or guests.

Relax in a paradisiacal garden with 10 m tall palm trees, small palm flowerbeds, and a natural lawn with an irrigation system where you can enjoy the sun all day long. The gigantic, modern epoxy resin pool has a capacity of 70,000 liters and a powerful countercurrent system. The chill-out terrace offers plenty of space and is furnished with three designer sun loungers.

The modern kitchen with sea views is fully equipped and offers plenty of comfort,

and not just because of its height adjustment. The open-plan living room with large windows (panoramic views of the sea and dunes) and photovoltaic safety glass ensures a bright and pleasant atmosphere and direct access to the chill-out terrace and garden.

All high-quality air conditioning systems are installed invisibly in the walls and ceilings. A high-tech reinforced concrete construction with thermal rubber coating ensures absolute tranquility.

**\*Viewing the property\*:** All interested parties must present a valid ID, such as a DNI, NIE (National Identity Document), or passport, before viewing. They must also sign a viewing form upon entering the property.

**Additional information:**

- Use of the property is subject to applicable law.
- The sale price does not include taxes or additional purchase and sale fees, such as the Property Transfer Tax (6.5% or 1% for the first transfer, plus the corresponding IGIC in the latter case), property registration fees, notary fees, and brokerage fees.
- Property information may contain errors and inadvertent changes.





























