



## listing



### Informazioni sull'Agente

Nome: Watsons Real Estate  
 Nome della ditta:  
 Nazione: Spain  
 Experience since:  
 Tipo di servizio: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses, Commercial Property  
 Telefono: +34 (965) 063-012  
 Languages: English, Spanish  
 Sito web: <https://watsonsrealestate.net>

### Dettagli dell'inserzione

Proprietà per: Saldi  
 Prezzo: EUR 280,000

#### Posizione

Nazione: Spain  
 Indirizzo: Atenea Golf  
 Pubblicato: 26/11/2024

#### Descrizione:

Exquisite Modern Design with Premium Features

The Residential Villas Atenea Golf is a luxury development of independent villas that combines sophisticated architecture with unparalleled comfort. Each property features a private swimming pool, expansive open spaces, and a solarium, providing the perfect environment for relaxation and entertainment. These homes are crafted with high-quality materials, ensuring durability and sustainability while adhering to the latest building regulations.

#### Key Features & Specifications:

Property Details: 2 Bedrooms / 2 Bathrooms 192.00 m<sup>2</sup> plot 71.61 m<sup>2</sup> built area 107.65 m<sup>2</sup> garden + terraces 71.80 m<sup>2</sup> solarium 12.50 m<sup>2</sup> swimming pool Price from €280,000 Delivery Date: June 2025

High-Quality Construction: The villas are built on reinforced concrete foundations with a sanitary slab, ensuring stability and long-term durability. The structure complies fully with CTE (Technical Building Code) standards. Thermal and Acoustic Insulation: Exterior walls are constructed with 11 cm ceramic blocks and plasterboard linings, offering excellent thermal and acoustic insulation. Interior partition walls are made from 8 cm plasterboard to further enhance comfort. Elegant Façade & Carpentry: The exterior features a fine-finish monolayer mortar façade, complete with plaster paint and ceramic stoneware. PVC exterior carpentry is designed with a thermal bridge break, hermetically



sealed sliding doors, and double glazing laminated to the floor. The exterior also includes PVC thermal shutters for added energy efficiency. Security & Privacy Each villa is equipped with an armoured security door that carries a CE marking, ensuring the highest safety standards. The doors are finished with a smooth white interior and PVC exterior finish. Premium Interior Finishes The interior boasts first-quality stoneware flooring throughout, while bathrooms and kitchens are fully tiled with matching stoneware tiles and acrylic paint. The wooden carpentry throughout the home is finished in white lacquer, providing a clean, modern aesthetic. Spacious Wardrobes & Kitchen Built-in wardrobes, finished in white lacquer with drawers, shelves, and coat racks, are provided in all bedrooms. The kitchens feature gloss-lacquered cupboard doors with metallic handles, natural quartz countertops (such as Silestone or similar), and integrated high-end appliances, including a ceramic hob, extractor fan, oven, microwave, fridge-freezer, and dishwasher. Luxury Bathrooms The bathrooms are equipped with first-quality porcelain sanitary ware, including toilets with exposed cisterns and elegant vanity units with porcelain washbasins and mirrors. The built-in shower columns with a shower head, non-slip shower trays, and clear glass shower screens ensure both style and functionality. Outdoor Living Spaces The solarium terrace includes a summer kitchen, complete with a sink and pre-installation for a washing machine and mini-fridge. The exterior features non-slip stoneware flooring in the garden area and metal exterior doors with thermo-lacquered profiles and aluminum slats. A private swimming pool with stainless steel outdoor shower, full purification system, and LED spotlights enhances the outdoor living experience. Advanced Technological Features The villas come with integrated LED lighting in the kitchen, living room, hallways, bathrooms, garden walls, and solarium. Additional features include pre-installation for air conditioning, an intercom system, general protection panel, TV points in all bedrooms, and pre-installation for fiber optics. Parking & Accessibility Each villa includes an open parking space on the plot, offering both convenience and privacy.

### The Perfect Setting for Luxurious Living

This stunning collection of villas at Atenea Golf represents the epitome of luxury living, combining modern design, functionality, and sustainability in an exclusive and peaceful environment. With a range of spacious and well-equipped properties, these villas provide the perfect setting for those seeking a contemporary lifestyle in one of the most desirable locations.

Nuovo: Si

### Comune

Camere da letto: 2  
Bagni: 2  
Finito piedi quadrati: 71 mq  
Dimensione del lotto: 192 mq

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: 5784NB



IMLIX

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