



C&C INMOASESORES
Servicios inmobiliarios

4 bedroom Villa in San Pedro del Pinatar

Ref: GU036

€1,195,000



Property type : Villa

Location : San Pedro del Pinatar

Bedrooms : 4

Bathrooms : 3

Year built : 2010

Swimming pool : Private

Garden : Private

Orientation : N/A

Views : Garden

Parking : Garage

Built surface : 325 m²

Plot surface : 400 m²

Surface terrace : 82 m²

Solarium area : 137 m²

Airport : 40

Beach : 2

City : 0.5

- | | | |
|----------------------|----------------------------|------------------|
| ✓ Safety glass | ✓ Microwave | ✓ Oven |
| ✓ Electric plate | ✓ Stove | ✓ Radiators |
| ✓ Radiating floor | ✓ Double glazing | ✓ Bell |
| ✓ Security door | ✓ Security by video system | ✓ Alarm system |
| ✓ Laundry | ✓ Games' room | ✓ Gym |
| ✓ Water softener | ✓ Phone connection | ✓ Breakfast bar |
| ✓ Internet | ✓ Kitchen | ✓ Electricity |
| ✓ Main sewer | ✓ Main water pipe | ✓ TV |
| ✓ Lightning | ✓ Curtains | ✓ Dryer |
| ✓ Washing machine | ✓ Fridge | ✓ Dishwasher |
| ✓ Central heating | ✓ White goods | ✓ Dressing room |
| ✓ Furnished | ✓ Airconditioning | ✓ Indoor jacuzzi |
| ✓ Equipped kitchen | ✓ Wooden floor | ✓ Marble floor |
| ✓ Built-in wardrobes | ✓ Automatic garage door | ✓ Automatic door |

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✓ Covered terrace

✓ Balconies

✓ Awnings

✓ Outdoor lighting

✓ Garden lighting



A truly stunning modern villa set in a popular residential location in San Pedro del Pinatar, close to the main town center and easy access to the AP7 motorway.

- Villa 325.00 m2
- basement 70.00 m2
- Plot 400.00 m2

The finest materials are used for the construction of this villa, as can be seen on the facade, which uses 'flamed amber stone' and 'capri cream stone', inside you can also see the quality materials used – the floor in the main house is made of Oak parquet flooring and in the bathrooms fitted with stone natural honed Ámbar and natural travertine stone.

The current configuration of the house is:

• BASEMENT:

- Garage of 270 m2 built, paved with porcelain stoneware
- Parking area for 4 vehicles
- Machine room of 24 m2, with pool machinery, 500 L DHW tanks and a 1000 L tank for underfloor heating.

- In the basement there is an infrared sauna installed for 2 people.

- Storage room under access ramp.

• FIRST LEVEL:

- 1 double-height ceiling entrance hall
- dining room with double height ceiling
- 3 bedrooms (master with en-suite), further bathroom and dressing room, the dressing room has two large closets of (4 metres each side)

- 1 bathroom

- full kitchen, with Miele brand kitchen furniture, with Bosch appliances

- Liebherr brand fridge, freezer and wine cellar

- Dining room of 30 m2

- laundry room

- interior patio of 15 m2

- covered porch of 34 m2

- uncovered terrace area of 82 m2, including the 3X5 pool, made of porcelain, salt water chlorination system, bench with Jacuzzi and self-cleaning system, includes installation of a waterfall for "spa" style massages and two LED spotlights

- 1 garage ramp made of imprinted concrete "gray cobblestone style"

- First level mezzanine:

- 1 bedroom

- 1 bathroom with Jacuzzi bathtub

- 1 living room

- 2 front terraces of 62 and 33 m2

- rear terrace of 42 m2

As for the heating and air conditioning systems, the house consists of a mixed system of underfloor heating for heating and Fancoil for air conditioning, all of them managed from the thermostats installed in each room and through a mobile APP. The heating system is partially powered by solar panels installed on the roof.

All three bathrooms have heated towel rails installed.

The large aluminum windows are made with the "TECNAL brand" with thermal bridge break, safety glass and thermal gas injection between the glass, the shutters are security with a self-locking system.

The villa also has a video intercom system installed, controlled from devices in the kitchen and basement, also from a mobile APP.

Three of the 4 bedrooms have Faro brand fans installed, controlled by remote control and mobile APP.

This home has an alarm system installed with volumetrics inside and perimeter barriers outside, all controllable from a device in the entrance hall and from a mobile APP. It also has 4 cameras installed in with 'real time' vision, controlled from a mobile APP.

The house has a 4.8 kw photovoltaic solar panel installation.

