

Luxury 4 Bedroom Villa - Candelaria - 8708

Property type	Villa		
Location	Candelaria		
Pool	Private pool		
Views	Mountain and sea view, Frontal sea view, Garden view, Sea and costa view, Pool view, Panoramic views		
Sale	1 200 000 €	Reference	8708
Land	765m²	Built area	215m²
Terrace	Yes	Garden area	Yes
Garage	Yes	Kitchen	Open-plan
Bedrooms	4	Bathrooms	4
Floor	3	Furniture	Optional

For sale an independent villa in Polígono 3 plot 187, Lugar El Fuerte, Igueste de Candelaria, the execution time is 24 months maximum. A modern independent 4-bedroom house, on three levels, with a garage for two cars, swimming pool and private garden.

The plot is located on land with steep topography on a descending slope with a natural terrain slope of 22%, on consolidated urban land and its main use is single-family residential in intensive Garden City CJB-2. The plot has a rectangular shape, it has a party wall that borders a built plot on its north orientation.

In the outdoor space developed on three levels, on the first level there are garden areas with gravel and a vegetal slope with an external staircase to connect with the lower level, level 0. On level 0, the construction of a swimming pool is proposed, with a paved space. adjacent and areas of artificial grass in setbacks and patios, as well as an external staircase to go down to level -01. On the lower level, there is an area of vegetal land for the formation of orchards and fruit trees and the entrance to the covered garage, which is accessed with a ramp located in the northern setback between level 01 and -01.

The plot has an area of 765,11 m2.

FLOOR 01: 41,65 m2 of constructed area.

FLOOR 00: 171,24 m2 of constructed area.

Total computable built area: 214,94 m2.

Level 01 (street level):

Once you access the plot, you have the possibility of reaching level -01 through an external ramp; On the other hand, you can access the lower level, floor 00, through an external

staircase on a vegetal slope; and finally, through a concrete platform that rests on the gravel cover of the lower level, you access the middle of the plot. Here we will find an entrance hall with an internal staircase to go down to the day spaces. And an office/guest room space.

Level 00:

On the intermediate level, the day area of the house is proposed, consisting of the living room, dining room and kitchen in a single open space, closely related to the outdoor areas of the solarium and pool. On the other hand, the night area, made up of a master suite (with integrated dressing room and bathroom), two single bedrooms, a games space and a family bathroom. The night spaces open onto landscaped interior patios, with large palm-type trees.

Level -01:

Semi-buried floor, with access via external ramp from level 01 (street) and pedestrian access via internal staircase from level 00 (day area). There is parking for two vehicles, a storage room, a room for pool machinery and two spaces for installations. At the same time, in the exterior areas of this level (east setback), we find an area of vegetal land for fruit trees and orchards and an exterior staircase to access level 00 of the solarium/pool.

Durability Considerations:

This building is designed to meet the essential requirements of mechanical resistance and stability, safety in case of fire, hygiene, health and environment and safety of use. Compliance with such requirements is expected to be met during the useful life of 50 years, a period in which the user must prove the maintenance whose manual is part of the building's book.

Contact us for more information about the project and its quality report.

Annual IBI tax for the land is €429.74.

Reference astenrealty.com 8708



