

GOLD VILLAS

MEMORIA DE CALIDADES

Main Features:

- Built Area: 125 m²
- Plot: 400 m²
- Bedrooms: 3 doubles
- Bathrooms: 2
- Total Price: €615,000

Exterior:

- Private Pool: Clad in porcelain tiles, dimensions 6.5 x 3.5 meters and depth of 140 cm (approx.), with side access stairs, inox shower, automatic filling, LED lights, and electrical panel with automatic mode.
- Garden: Special design with vegetation, oxidized iron planters 40 cm wide (as per pilot model), 32 mm artificial grass, and automatic drip irrigation. LED lighting in all planters and solarium areas.
- Terrace and Solarium: Spacious areas for relaxing and enjoying the weather.
- Parking: Printed concrete up to the pedestrian entrance of the house, with a garage door in horizontal slats.

Interior:

- Living Room: Spacious with natural light, direct access to the terrace and pool. Includes recessed lighting for three black spotlights and a central lamp over the table.
- Kitchen: American-style, equipped with Marquina countertops, anthracite gray lacquered cabinets with Blum-type drawers, and a front bar. Integrated Balay appliances: compact oven-microwave, oven, dishwasher, induction hob, and combi refrigerator. Ceiling-mounted hood brand Mepamsa.
- Master Bedroom: Premium walk-in closet, en-suite bathroom with glass wall and sliding door. Heating through electric underfloor heating with thermostat.
- Secondary Bedrooms: Built-in wardrobes with anthracite gray lacquered doors, LED spotlights integrated into ceilings.

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Bathrooms: High-quality finishes, built-in Roca RS or superior faucets, floor-level acrylic shower tray with ceiling-high glass enclosure, heating through electric underfloor heating.

Additional Details:

- Air Conditioning: Ducted A/C system with 6000 BTU machines by Jhonson or similar, in day and night areas, with inverter technology for cooling and heating.
- Exterior Carpentry: Anodized aluminum windows by Technal with double Climalit glass. Armored entrance door by Gardesa.
- Interior Carpentry: Anthracite gray lacquered DM doors with full-height opening.
- Masonry in Living Room.
- Black Details: Sophisticated design elements in lighting and other finishes.
- LED Lighting: On the front porch, in all planters, solarium, and motorized curtains in the bedrooms.
- Laundry Room: Functional space enclosed with slatted and glass doors.
- Furniture: Enhanced design compared to the standard package. Furnishing and decoration included.
- Appliances: Integrated Balay appliances included.
- Motorized Curtains.