



**Tegund eignar :** Einbýlishús

**Staðsetning :** Elche/Elx

**Svefnherbergi :** 5

**Baðherbergi :** 5

**Fermetra stærð eignar :** 320 m<sup>2</sup>

**Stærð lóðar :** 15869 m<sup>2</sup>

Welcome to this recently built home, completed in November 2022. It has a single floor with a built-in surface of 320 square meters and 5-meter-high ceilings.

The property has a 17,000-square-meter plot and is fully fenced. It is very well located, just off the highway between Elche and Santa Pola, just 4 km from Santa Pola beach and 6 km from Elche.

The home has a 45-square-meter living-dining room with a built-in fireplace, connected to a large 40-square-meter designer kitchen with a room for ironing and appliances. The kitchen has a 4-meter central island with a breakfast bar, an 80-bottle wine cellar, two hidden refrigerators with freezers, and Bora induction cooktops with a Teppanyaki grill and countertop extractor. There is plenty of storage, and all cabinets and drawers have LED interior lighting.

The property has 5 spacious bedrooms distributed into a children's living room, an office, and a gym, a 20-square-meter bedroom, an 18-square-meter bedroom, and a 67-square-meter master bedroom. The master bedroom has a 20-square-meter walk-in closet with LED lighting and a central island, and has direct access to the garden and pool. All bedrooms have Smart TVs.

The home has 3 full bathrooms with showers, 1 guest bathroom in the living area, and 2 bathrooms with whirlpool tubs. All bathrooms have electronic showers with displays to control water temperature and pressure, rainfall showerheads, and underwater music systems with radio and Bluetooth. All 3 bathrooms have underfloor heating in the showers. The master bathroom has a large double shower with a seat.

As for the amenities, it has air conditioning with 10 independent Air Zone zones, allowing for a different temperature in each room. It has 3 Mitsubishi units with 30,000 frigories. Everything is controlled from 10 color screens located throughout the house and in each room. It can also be controlled from your mobile phone.

The house also has underfloor heating with a gas boiler and Air Zone, and each room can be set to a specific temperature. It can be controlled from your mobile phone.

The house has a Zhender controlled mechanical ventilation (CMV) system that moves 300 cubic meters of air per hour, ensuring that the house is always well ventilated, expelling polluted air and odors from the interior and introducing fresh, filtered air at the same temperature from outside. This means that the windows never need to be opened to ventilate the house. The property has a 6,000-square-meter garden with palm and olive trees, 3,200 square meters of natural grass with an automatic robotic lawnmower, an 8x3 meter pool with a natural waterfall, and a 20-square-meter pergola. The house faces southeast and features 23 double-glazed security windows with four panes (4+4 and 6+6) and an argon gas chamber. The house has excellent acoustic and thermal insulation, thanks to a ventilated roof and a polyurethane foam and rock wool ceiling. It has double walls of thermoclay and brick, with 600 mm of rock wool between the walls.

It has an A+++ energy rating, which means significant energy savings in both winter and summer. All the blinds are motorized by Cherubini and can be controlled from a mobile phone. The home has an alarm and several perimeter sensors, both inside and outside, which are controlled from a mobile phone. It also has 10 surveillance cameras outside, which can be controlled from a mobile phone.

For more information, or to arrange a viewing, contact us today!