



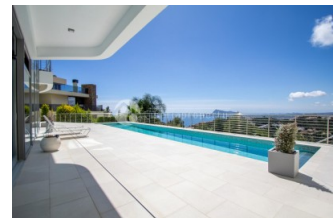
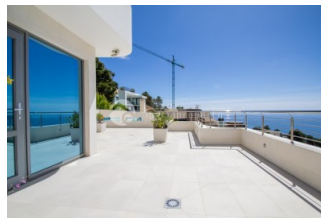
REF: # 10997

ALTEA (ALTEA HILLS)



#### INFO

PREIS:	3.150.000 €
TYP EIGENTUM:	Villa
STADT:	Altea (Altea hills)
SCHLAFZIMMER:	5
BADEZIMMER:	7
GEBAUT ( m2 ):	635
GRUNDSTÜCK ( m2 ):	987
TERRASSE ( m2 ):	204 + 63 + 58 + 39 + 20 + 18 + 24
JAHR:	2020
ETAGEN:	3
Nachricht	-



#### BESCHREIBUNG

The villa is located in the quietest area of Altea Hills, where you cannot hear the AP-7 highway, on a 987 m2 plot. The surface of the villa of 635m2 consists of 5 bedrooms, living room with kitchen, 7 bathrooms, cinema room, sauna with relaxation room. In the design, space planning solutions made it possible to use the entire surface of the land, maximizing the space in front of the house. The villa descends another three levels, which are connected by a wide wooden staircase and a large 6-person elevator, which stops at all four floors. The villa is fully insulated and protected from moisture by a waterproofing and drainage system. Incredible reinforced concrete structures that give the house not only volume, but also protect from the sun. The main façade, 24 m long and 7 m high, is completely made of wood-aluminum structures with very high thermal performance. The aluminum on the outside protects from the sun, and on the inside the structures are made of Canadian oak with a special decorative treatment. The blue-green tinted glass from the

French company Saint-Gobain reflects the surrounding sea, mountains and sky incredibly. In front of the house, on a huge terrace of almost 300 m<sup>2</sup>, there is a 16 m long heated pool, with an electrically controlled protective cover that, even without heating, raises the water temperature by 4-5 degrees. The facade of the villa and even the fence, the retaining walls, the stair walls are clad in light beige KALISA natural stone. When designing the interior space, the problem of obtaining the maximum volume was solved thanks to high ceilings (from 2.85 m to 6.5 m), the use of huge mirror walls, 2.85 m sliding door structures \* 2.0m. All terraces and balconies have stainless steel railings. The plumbing and furniture used are from German companies: Villeroy & Boch, Duravit, Rolf Benz. This Villa is built with the best quality materials, Large armored doors, modern oak windows, elevator, fitted wardrobes, modern plumbing, large kitchen, automatic garden irrigation, hot and cold air conditioning system, underfloor heating, fireplace, Automatic window ventilation system, electric shutters, curtains with automatic mechanism, Turkish sauna, Jacuzzi, large swimming pool, automatic doors and intercom, alarm, video surveillance, underfloor heating and Aerothermal water system. Used plumbing and furniture from German companies: Villeroy & Boch, Duravit, Rolf Benz. The Villa is located in the prestigious residential area of Altea Hills in Altea, with 24 hour security. 5 km from the center of Altea. The Mas y mas supermarket is 5 minutes away and the port of Luis Campomanes with wonderful cafes and restaurants is 7 minutes away.

## ENERGETIC CERTIFIED

energy house

Image type unknown

<https://www.iberiaproerty.de/assets/images/viass/en>

STIL	ANSICHTEN	KLIMAAANLAGE	ENTFERNUNG :
<ul style="list-style-type: none"><li>• Modern</li></ul>	<ul style="list-style-type: none"><li>• Panorama</li><li>• Meerblick</li><li>• Bergblick</li></ul>	<ul style="list-style-type: none"><li>• Zentral</li><li>• Wohnraum</li><li>• Küche</li><li>• Schlafzimmer</li></ul>	<div>Strand : 2 Km</div> <div>Flughafen: 40 Km</div> <div>Stadtzentrum : 2 Km</div>
ORIENTIERUNG	MÖBEL	PARKPLATZ	STEUERN
<div>Südwest</div>	<ul style="list-style-type: none"><li>• unmöbliert</li></ul>	<div>Parkplatz Anzahl Autos: 2</div>	<div>Gemeinschaftskosten : 800 €</div> <div>I.B.I : 1.500 €</div>
WOHNFLÄCHE	FLOORING	KÜCHE	GARTENTERRASSEN
<ul style="list-style-type: none"><li>• Büro</li><li>• Lagerraum</li><li>• Weinkeller</li><li>• Sauna</li><li>• En-suite Bad</li></ul>	<ul style="list-style-type: none"><li>• Parkettboden</li></ul>	<ul style="list-style-type: none"><li>• Offene Küche</li><li>• Ausgestattet</li></ul>	<ul style="list-style-type: none"><li>• überdachte Terrasse</li><li>• offene Terrasse</li><li>• Aussenbeleuchtung</li><li>• Automatische Bewässerungsanlage</li><li>• Obstbäume</li><li>• Palmen</li><li>• umzäunt</li><li>• elektr. Tor</li><li>• Grillplatz</li><li>• Privater Garten</li></ul>
HEIZUNG	EXTRA		
<ul style="list-style-type: none"><li>• Fussbodenheizung</li><li>• Fussbodenhz. Bäder</li></ul>	<ul style="list-style-type: none"><li>• Innenwhirlpool</li><li>• Einbauschränke</li><li>• Alarm</li><li>• Stahltür</li><li>• Doppelverglasung</li><li>• Türklingel mit Kamera</li><li>• Satellitenfernsehen</li><li>• Videoüberwachung</li><li>• Lagerraum</li><li>• Waschraum</li><li>• Fahrstuhl</li><li>• Internet</li><li>• Hausmeister</li></ul>		









































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