

**Продажа - Дом - La Zagaleta**

**24.750.000€**

Коммунальные: 11,688 EUR / год

ИБИ: 6,789 EUR / год

Мусор: 98 EUR / год



8



9



1380 m2



6847 m2

\*UNDER CONSTRUCTION!\* Superb Brand New Colonial Villa with Panoramic Views of the Mediterranean & Africa. The villa is an exquisite and luxurious property built in a unique environment, balancing form, texture and space to create the best home. It was designed according to the highest market standards and the most avant-garde technology to know at all times the state of the home and offer maximum comfort. This spectacular south facing villa is specially designed to offer breathtaking panoramic views of the picturesque surroundings, the Mediterranean Sea to Africa and Gibraltar. Its high position above the level of the rest of the villas favors these views and gives it the most absolute privacy in La Zagaleta. The Villa consists of 3 floors strategically distributed, to enjoy the views and the nature that surrounds it from all the spaces it offers. The main entrance has a lot of character, since entering the interior you can appreciate the impressive views through the large windows and the high ceilings. It is connected to the dirty kitchen, pantry and staff entrance, to guarantee the most absolute service. This floor also has two ensuite bedrooms and a space designed for an office, where doing business is easy and private. This entire floor has access to the garden and barbecue area and its panoramic glass doors lead to incredible covered and sunny outdoor areas. Sale price does not include costs or taxes. Completion date approximately autumn 2026

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с лесом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

**Сад**

- ✓ Приватный

**Категория**

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Современного

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн
- ✓ Размещение персонала
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа
- ✓ Сейф

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ По желанию

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная















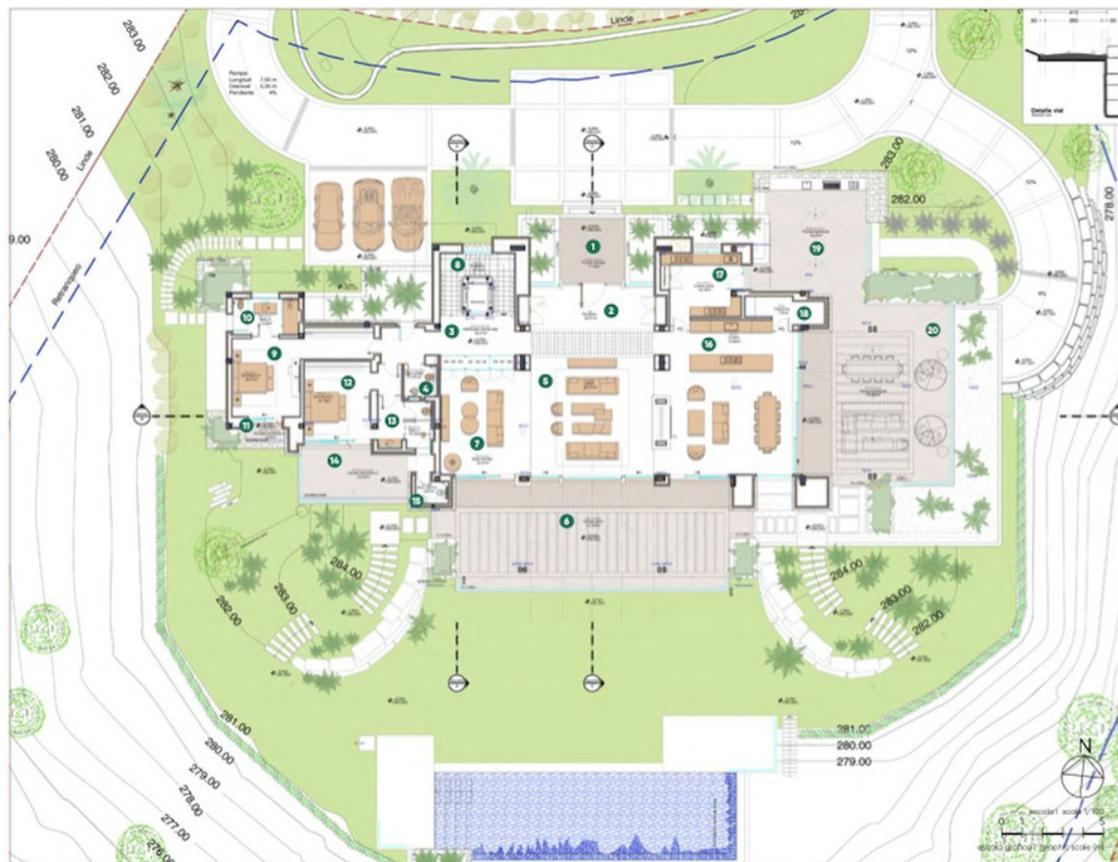
## FIRST FLOOR

1	Bridge	12.75 m <sup>2</sup>
2	First floor hall 1	13.92 m <sup>2</sup>
3	Staircase	13.32 m <sup>2</sup>
4	Master toilet	3.99 m <sup>2</sup>
5	Master bathroom	19.85 m <sup>2</sup>
6	Dressing 1	10.32 m <sup>2</sup>
7	Dressing 2	8.43 m <sup>2</sup>
8	Master bedroom	67.82 m <sup>2</sup>
9	Master bedroom porch	7.18 m <sup>2</sup>
10	First floor hall 2	6.74 m <sup>2</sup>
11	Bedroom 2	26.80 m <sup>2</sup>
12	Bathroom 2	11.62 m <sup>2</sup>
13	Dressing 4	7.09 m <sup>2</sup>
14	Bedroom 3	24.59 m <sup>2</sup>
15	Bathroom 3	6.30 m <sup>2</sup>
16	Dressing 3	4.60 m <sup>2</sup>
17	Bedroom 2 porch	11.49 m <sup>2</sup>
18	Bedroom 2 terrace	9.67 m <sup>2</sup>
19	South porch	22.69 m <sup>2</sup>



## GROUND FLOOR

1	Entrance porch	17.12 m <sup>2</sup>
2	Hall	24.21 m <sup>2</sup>
3	Ground floor hall	32.37 m <sup>2</sup>
4	Toilet	3.47 m <sup>2</sup>
5	Living room	60.37 m <sup>2</sup>
6	Living room terrace	121.87 m <sup>2</sup>
7	Family room	33.01 m <sup>2</sup>
8	Staircase	12.54 m <sup>2</sup>
9	Bedroom 4	28.70 m <sup>2</sup>
10	Bathroom 4	9.06 m <sup>2</sup>
11	Bedroom terrace	3.23 m <sup>2</sup>
12	Bedroom 5	22.78 m <sup>2</sup>
13	Bathroom 5	10.05 m <sup>2</sup>
14	Bedroom terraces	23.06 m <sup>2</sup>
15	Pool toilet	4.97 m <sup>2</sup>
16	Kitchen	72.88 m <sup>2</sup>
17	Dirty kitchen	18.78 m <sup>2</sup>
18	Pantry	7.50 m <sup>2</sup>
19	Barbecue terrace	43.25 m <sup>2</sup>
20	Kitchen terrace	101.00 m <sup>2</sup>



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## BASEMENT

1	Basement hall 1	13.10 m <sup>2</sup>
2	Storage room 1	12.83 m <sup>2</sup>
3	Basement hall 2	26.30 m <sup>2</sup>
4	Bedroom 6	21.14 m <sup>2</sup>
5	Bathroom 6	7.49 m <sup>2</sup>
6	Bedroom 7	21.37 m <sup>2</sup>
7	Bathroom 7	6.84 m <sup>2</sup>
8	Bedroom 8	25.02 m <sup>2</sup>
9	Bathroom 8	5.18 m <sup>2</sup>
10	Pool & Gym hall	10.37 m <sup>2</sup>
11	Changing room	4.26 m <sup>2</sup>
12	Basement toilet	3.83 m <sup>2</sup>
13	Gym	36.05 m <sup>2</sup>
14	Games room	67.44 m <sup>2</sup>
15	Basement hall 3	12.84 m <sup>2</sup>
16	Laundry	18.08 m <sup>2</sup>
17	Apartment	32.29 m <sup>2</sup>
18	Apartment bathroom	4.30 m <sup>2</sup>
19	Technical room 2	3.21 m <sup>2</sup>
20	Hammam	3.66 m <sup>2</sup>
21	Sauna	4.36 m <sup>2</sup>
22	Shower	4.59 m <sup>2</sup>
23	Garage	168.10 m <sup>2</sup>
24	Technical room 1	28.67 m <sup>2</sup>
25	Gardener toilet	2.86 m <sup>2</sup>
26	Indoor pool	141.01 m <sup>2</sup>
27	Sundeck 1	22.75 m <sup>2</sup>
28	Sundeck 2	22.75 m <sup>2</sup>



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Paralelo C3-11



PLOT AREA - 6.847m<sup>2</sup>



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