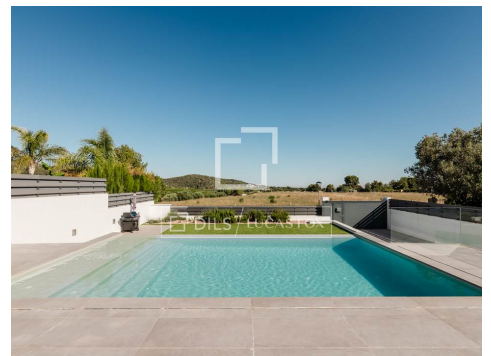


€1,450,000 House / Villa - For sale - New listing

Excellent 5 Bedroom house / villa for sale in Valencia Region, Valencia

Spain » Valencia » Valencia Region » 46119

5	3	588m ²	1,030m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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Premium newly built villa with extraordinary qualities in Náquera

Exclusive recently built villa with contemporary design, high specification and privileged views of the Sierra Calderona Natural Park, located in Náquera, in one of the quietest and most unique residential areas around Valencia.

A modern, elegant property, meticulously designed to offer maximum comfort, privacy, energy efficiency, and security. A property where every detail has been carefully considered to create a premium residential experience.

With 588 m² built on a plot of 1,030 m², the villa features a pure and contemporary architecture, with a careful east orientation overlooking the sea and the mountains.

QUALITY AND INTERIOR DESIGN

The property stands out for its selection of materials that is understated, elegant and coherent, with high-quality finishes both inside and exterior, maintaining the same color scheme to reinforce the feeling of continuity, spaciousness and harmony.

XL interior carpentry, from floor-to-ceiling and in solid wood,

Large, premium, high-security windows with thick glass and solar control film

The property has underfloor heating and aerothermics air conditioning using independent fan coils in each room, with individual regulation in the floor and ceiling.

The rooftop photovoltaic installation, invisible from the exterior, consists of 52 solar panels, with a battery, which generate an approximate power of 15 kW.

In addition, it incorporates an automatic air renewal system that allows for constant ventilation without temperature loss, improving indoor air quality.

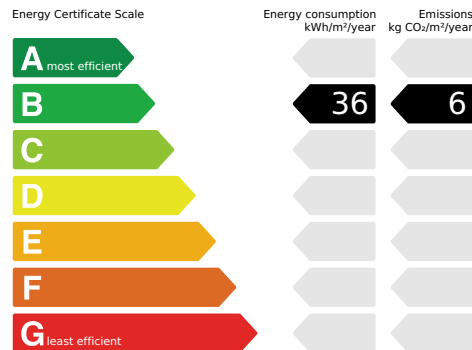
Security has also been a major focus, with an integrated alarm system throughout the property, including detectors, magnetic contacts, and exterior surveillance cameras.

LAYOUT AND ROOMS



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- Sea views, Mountain views, Terrace,
- Swimming Pool,
- Heated swimming pool, Garden,
- Private garage, Gym, Natural light,
- High ceilings, Parking,
- Walk-in wardrobe, Utility room,
- Triple glazing, Storage room,
- Solar panels, Playroom, Open kitchen,
- Heating, Equipped Kitchen,
- Double glazing, Domotic system,
- Built-in wardrobes, Barbecue, Alarm,
- Air conditioning



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The main area of the property is arranged around a spacious open-concept living living room-kitchen, with a bioethanol fireplace and direct connection to the exterior pool and garden area.

The property has a guest room with the possibility of direct connection to the guest bathroom .

It also has two spacious bedrooms with a desk and white lacquered wardrobes.

One of the most versatile rooms in the property is the large work area, furnished with a central table and armchairs. Due to its size, this area could easily be converted into two additional bedrooms.

In addition to the communal areas bathroom , the villa has two additional bathroom , equipped with a bathtub and shower, as well as a large main bedroom with a dressing area.

SEMI- FLOOR FLOOR AND GARAGE

The floor has a large multipurpose area which currently houses a gym of approximately 40 m², and, in addition to a spacious laundry room, two large interior storage rooms and a large workshop area.

The property features a spacious and convenient garage with room for more than four large vehicles, plus additional exterior parking space.

EXTERIOR

The exterior area has been conceived as a natural extension of the property, with an artificial grass garden , carefully selected vegetation, a barbecue area and a large heated pool with an infinity edge and salt chlorination.

Energy rating: B

The sale price is €1,450,000, taxes not included.

Applicable taxes (ITP/IVA/AJD), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and will be borne by the corresponding party.

Dils Lucas Fox (Lucas Trading, SL) is registered in the Register of Real Estate Brokerage Agents of the Valencian Community with number RAICV 4243.

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