VILLA FOR SALE MARÄ•ANA 2 200 000 EUR ID: 3020

General information:

Category	: Villas
Type	: For sale
Featured	: Yes
Rooms	: 5
Bathrooms	: 5
Bedrooms	: 4
Square meters	: 285
Land lot	: 4000 sqmt

Description:

A superb modern large villa with a swimming pool on a huge plot of over 4,000 sqm close to the sea! The villa consists of an entrance hall, living room, kitchen and dining room, 2 large bedrooms with their own bathrooms and another large room designed for wellness, which can be converted into a 3rd bedroom. On the ground floor there is also a storage room, a toilet and a technical room. Upstairs there are 2 large bedrooms with their own bathrooms and an open space corner designed as a work space. There is a 50 m2 pool and a handful of olive trees 30-250 years old in the garden. The villa is well equipped and furnished with modern custom-made furniture and specific measures from the German and Austrian markets. -Thermal insulation of the floor (ground floor/floor) with 8 cm EPS styrofoam -Floor heating throughout the entire surface of the house via a heat pump - The facade part is the ETICS system with 10 cm EPS styrofoam and the silicate-silicone finish of the Rofix system -Self-ventilating roof with 16 cm of thermal insulation material and coated with steam waterproofing dams, all on a reinforced concrete surface. The final layer is an anthracite Bramac system cup. -External carpentry is all custom-made, handmade AluK profiles with heat-insulating aluminum and three-layer glass filled with argon. - Daikin complete air conditioning -preparation for the installation of the Palazzeti corner glass fireplace on pellets -First-class indoor and outdoor ceramics from Ecoceramics from Spain -The interior doors are handmade and hand-stained, American walnut, height 2.70 m. - The entrance stairs are handmade, made of oak, hanging type on a cable with an internal steel structure. -Interior lighting all custom made by Linea Light from Italy, and the rest of the lighting is Platek led.. Outdoor lighting Paulmann from Germany. - Swimming pool 50 m2 - water electrolysis instead of chlorine. pH 7.5 - The house has a separate ecological system for the disposal of feces and waste water, the Biofilter system of the German brand Rewatec. -The complete internal water system is filtered through 3 separate filters and the water is softened by the Viessmann Aquahome system. Hot water is always on standby from 500 L at 45 C. - The communication and security system is all via GSM, 4G speed, WiFi, video surveillance and alarm system...

Additional information

Sea distance:	1000
Beach distance:	1000
Built year:	2022

Details:

1/ Air Conditioner	2/ Swimming Pool	3/ Satellite TV
4/ Floor heating	5/ Luxurious	6/ Two terraces
7/ Furnished	8/ Garden	9/ Surroundings
10/ Security alarm	11/ More parking spaces	12/ Heat pump

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