



## 4 Bed Villa For Sale

Guardamar Del Segura, Alicante, Spain

€1,300,000

Ref: GHG0027

\* On Market \* 4 Beds \* 6 Baths

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- Property Type: Villa
- Bedrooms: 4
- Bathrooms: 6
- Reference: GHG0027
- Plot/Unit: 370 sq m
- Build/Unit: 816 sq m



## Property Description

We have one of the last private urban plots in Guardamar Hills of 370m<sup>2</sup> with views across to the Mediterranean and natural park area that already has a few projects designed for it, ranging from 170m<sup>2</sup> to 816m<sup>2</sup> of construction. Here we are promoting the largest design available.

This Villa is total luxury and is designed over 4 levels with a basement spa, indoor pool, bar, chillout lounge, cinema room, wine cellar, games room, plus a summer living room, winter living room, a huge 70m<sup>2</sup> master suite and 3 further bedroom suites, a sunken garden, outdoor pool, roof terrace and garage. Top of the range finishes is available to choose for this fantastic property. On the Ground level, the villa is accessed via pedestrian gates and a pathway leading to the main entrance terrace on the left of the property, there is also a double car gate with off road parking and entrance to the garage. The entrance lobby opens to the central stairwell with a 36m<sup>2</sup> summer kitchen and living room to the left opening onto a part covered terrace and feature triangular South facing swimming pool with sun terrace and chill out area. On this level, there is also a storage room and WC.

Winter living is accommodated on the first floor of the villa with a lounge to the South side of the property with a partially covered terrace and views across to the Mediterranean and the Italian designed fully kitchen/diner with all appliances included is located to the front of the villa, with another part covered terrace for outside dining and stairs leading to a full roof terrace, a further store room and WC are also found on this level.

The lower ground floor is made up of the sleeping quarters with a 70m<sup>2</sup> master suite with dressing area, ensuite bathroom with double shower, the bedroom area has its own built-in entertainment centre and large windows opening onto the lower garden. This wonderful feature of this villa has a stone facing wall and grassed area accessed from all the bedrooms and also from the top pool terrace. At the opposite end of this floor, there is a further large bedroom of 50m<sup>2</sup> with ensuite and dressing room and patio windows opening onto the lower garden. There are a further 2 bedrooms of 25.5 m<sup>2</sup> with ensuite and dressing areas and an office.

The basement is where it is really happening in this house, it has been designed in the style of a boutique spa hotel having an 80m<sup>2</sup> indoor pool and spa area with, steam room, gym area, sauna, jacuzzi, changing rooms, laundry, plus a 40m<sup>2</sup> bar and chill-out lounge, a 15m<sup>2</sup> wine cellar, 57m<sup>2</sup> cinema room, and 30m<sup>2</sup> games room. All accessed via a central stairway with elevator.

The villa has been designed specifically for this plot and can be constructed with or without the lower basement area. This price quoted includes the full project, luxury finish throughout and many extras. Please contact us to arrange an appointment with our Design Build team for further details.



## Gallery

