



## Villa for sale in Ciudad Quesada, Rojales

1700000 €

Odniesienie: MS27440 Sypialnie: 4 łazienki: 5 Rozmiar działki: 1000m<sup>2</sup> Buduj rozmiar: 340m<sup>2</sup>





## Costa Blanca South, Ciudad Quesada

Luxury Villa. Situated overlooking La Marquesa golf course, sits this stunning, one-of-a-kind, architectural designed luxury villa, boasting fabulous uninterrupted views of the golf course. Behind private gates, marvel in this luxurious property with its clean lines, custom finishes and the perfect indoor/outdoor living experience.

### Property specification

#### Kitchen

Bespoke handmade & hand finished kitchen - UK supply, counter top lighting, USB points, American style F/freezer with water/Ice dispenser, Integrated D/washer, integrated Wine Chiller, integrated Siemens Oven, Integrated Siemens Microwave/Oven, Induction Hob, fitted drawer sets and carousels, Display cabinets with LED lighting, Full height Kitchen, Grade A Natural Stone Counter tops, Premium sink & tap with hose set.

IPAD for All App controllable functions

#### Utility Room

Fully fitted handleless tall storage cabinets, wall units and tiled countertop. Free standing w/machine & dryer. Power points, lighting and mains control panel for upper floor.

#### Bathrooms

5 Bathrooms all individually designed, incorporating Premium products/fittings, HansGrohe & Lusso Stone fittings, Bespoke made Vanity cabinets, Premium Natural Stone Countertops, Free standing basins, rain showers, Premium wall tiles from Italy & Spain, level access showers, wall hung WC's, secondary lighting.

#### WC & upper level

Interior designer specification including Premium Italian Tiles, Premium Natural Stone countertops, wall hung WC, secondary lighting, free standing bowl, premium fittings

#### Salon/Lounge

Appx 65m<sup>2</sup> area x 3mtr high ceilings, luxuriously appointed with incredible views to the valley and Coastline. Sliding doors opening onto Internal winter Garden area with Green Wall feature, lighting, power & water point. Doors to 1st floor Terrace area leading via stairs to Pool terrace and gardens. Bespoke "floating Staircase" with hand finished Iroko stair treads leading to roof Solarium and lower level. Feature lights, ample power points, TV etc Premium large Porcelain floor tiles throughout the property.

#### Bedroom 1

Generously proportioned room with ample power points, TV, leading to dressing area with Bespoke fully fitted wardrobes, leading to en-suite

#### Bedroom 2

A generously proportioned suite, dual aspect glazing and French doors, ample power points, TV, separate walk-in wardrobe area fully fitted, En-suite bathroom.

#### Bedroom 3 & lower level

A generously proportioned room with French doors opening onto the Pool terrace, great views to the Pool and Valley beyond. Ample power points, bespoke fitted wardrobes, adjacent bathroom.

#### Bedroom 4 & lower level

A large well-appointed suite with French doors opening onto the Pool terrace with views to the Pool and beyond, leading to dressing area with fully fitted wardrobes and en-suite.

#### Cinema and Games area

Large area with Cinema arrangement, Pool and Futbol Zone, ample power points and zoned lighting.

#### Bar area

Fully fitted kitchen system with premium natural stone countertops, Siemens appliances including - integrated fridge, Integrated freezer, Integrated D/washer, integrated Wine Cooler, commercial clear Ice maker fully plumbed system. Dual aspect Bi-fold windows opening to Granite bar counter tops and Pool terrace area. Ample power points



#### Technical room

Containing mechanical & electrical equipment, including SMART energy systems. PV/thermal and AirSource pump control systems.

Also providing additional dry storage for external cushions, seating etc

#### Outdoor bathroom

Adjacent to technical room &ndash; fully tiled room, wall hung WC and vanity unit and storage cupboards

#### Storage Shed

Secure Large dry storage room with lighting, power points and storage racking

#### Pool

Salt Water Pool with self-monitoring/balancing system for perfect PH level, 8 person jacuzzi & Hydro therapy seating area within Pool, Water fountain, Remote control electric safety Pool cover.

LED lighting Colour and mode functions &ndash; Remote control

Heated Pool via energy efficient Heat Air Source Pump- WiFi controllable &ndash; Heating & Cooling functions.

#### Pool shower

Non-slip safety tiles to Pool terraces

#### Garden

Artificial grass areas to front and side gardens, raised planters and low maintenance planting to front garden.

#### Storage

Large purpose-built storage shed with lighting & power

#### Pool Technical area

Independent Cupboard containing all Pool associated equipment, pumps and controls

#### Access Gates

Electric bespoke gates with video intercom, monitors on each house level

#### Alarm

Full internal & external Alarm system controllable via App and key tags

#### CCTV

Full cover to all external areas and Solarium &ndash; HD full colour system accessible via App

#### Balustrades

Safety Glass balustrades to terraces

#### Outdoor Kitchen

Granite counter tops, sink with hot & Cold water and drainage

#### Chill out area

Sunken area with LED lighting, Power outlets and bespoke seating pads, drain outlet

#### Pool Terrace

Seating area with fan and ceiling mounted heaters (non infra-red)

#### Bar Area

Bi-fold windows to two elevations to open Bar and Granite Bar counter tops

External lighting, power, water

External lighting wall mounted and controllable via timer and/or dusk to dawn sensors, various power outlets and water points around the property

#### 1st&nbsp;Floor terrace

Large terrace area with drainage, lighting and power outlets. Views across Golf course to the Coast, Sea and Tabarca Island.

#### Roof Solarium

Accessed internally to a Paved area 165m2 with lighting, power, water and drainage. Incredible views to the mountains & Coast to Santa Pola, Tabarca and the Valley below. Technical area with Solar Panels, AC units, Heat source pump.

#### Window Shutters



Electric Aluminium shutters in window colour, App and remote controllable.

#### Windows & Doors

Premium Aluminium thermally broken slimline system, extended height sliding doors & fixed panels to upper Salon/lounge, Tilt & Turn door systems to bedrooms for full door access and/or secure night ventilation position. Full White satin finish internally with Grey matt finish externally.

#### Entrance doors:

Bespoke Premium Steel & Glazed set with openable sections incl mesh inserts for additional ventilation. Imported from California

#### Internal Doors:

Hand made and spray finished throughout with Privacy locks to bedrooms and bathrooms, Extended/Tall doors to upper level.

#### Internally

#### Mechanical & Electrical systems:

3 phase power supply

Linked smoke sensors/sounders

Fully ducted Daikin comfort Cooling/heating system with independent controls to each room/area.

Full underfloor wet heating and cooling system with zones controllable to each room/area, heating via Air Source pump.

Full LED lighting installation

Ample power points with premium switch and socket fittings

Feature lights dimmable

CAT 5 cabled throughout to rack within the technical room

TV system throughout linked to 2 mtr Satelite dish, all rooms independent access

WiFi repeaters internally & externally by SmarTech