



# Maison semi-défectée à vendre à Granada (Municipality)

1 090 000 €

Référence: R4795576 Chambres: 4 Bain: 4 Terrain: 540m<sup>2</sup> Construite: 398m<sup>2</sup> Terrasse: 10m<sup>2</sup>





## Granada, Granada (Town)

Imagine a residence where luxury, discretion, efficiency, design, and elegance intertwine with tranquility and comfort in one of the most exclusive residential areas of Granada: El Serrallo.

At Kabuki, we offer you this wonderful brand-new semi-detached house where every detail has been carefully taken into consideration. The design combines elegance and good taste in all its rooms, with an elevator for four people that makes the house have easy access and enhancing daily comfort.

The house consists of three floors with the following layout:

The ground floor has two independent accesses. The first leads to a spacious parking area with capacity for two vehicles, and the second is a pedestrian entrance, where there is a large room. Both rooms feature ample storage cabinets and a guest toilet.

On the first floor, there is a fully equipped bathroom, a delightful room that can be used as either a bedroom or an office, and what you will surely love the most: an elegant Italian open plan kitchen with access to a living room with several áreas. This space is very bright due to the large windows providing access to the outdoor area and the pool.

On the second floor, we have the rest area with three double bedrooms and two full bathrooms. The master bedroom has a walk-in closet made of wood, glass, and lacquered aluminum of Italian design with interior lighting, as well as an en-suite bathroom.

The outdoor area stands out for its spaciousness, as well as its saltwater chlorination swimming pool with large tiled porcelain flooring, as well as a pre-installation for a cover. Additionally, the perimeter of the plot features attractive night lighting divided by areas and planters with a drip irrigation system.

The quality of the materials is in line with the property, featuring the most prestigious brands on the market and designed by an interior designer: Strügal for the exterior carpentry, with Climalit and Securit glass with solar control (mosquito net with automatic opening and closing system on the main living room window leading to the garden), the brand Panasonic for the air conditioning as well as aérothermal underfloor heating and cooling, the large-format flooring is Quick Step, and Doimo Cucine, Ascale, and Neolith for the kitchen, etc.

We wish to make a special mention to the facade, with an exterior ceramic cladding with 8-centimeter SATE mortar throughout the buildings exterior and core to receive a energy efficiency labeled as B.

If you wish to get to know the property, please get in contact with us and we will arrange a private visit with you. We will be delighted to assist you.

Don't hesitate, to arrange your visit with Kabuki and invest in your happiness!

\*\*\* The indicated purchase price does not include taxes or Notary and Registry expenses. Agency fees not included.

\*\*\*The surfaces expressed on this page are descriptive and approximate. Prices may be subject to change without prior notice.

\*\*\*This property is sold unfurnished.



## Spécification:

### Caractéristiques

Ascenseur

Terrasse privée

Double vitrage

Accès aux personnes à mobilité réduite

Sous-sol

### Vues

Pays

### Piscine

Private

### Jardin

Private

### Catégorie

Luxe

### Orientation

Sud

### Paramètre

Urbanisation

### Meubles

Optional

### Sécurité

Complexe fermé

### Contrôle du climat

Climatisation

### Condition

Excellent

### Cuisine

Entièrement équipée

### Parking

Private