

## Villa for sale in San Javier

850,000 €

Reference: AC12408 Bedrooms: 4 Bathrooms: 3 Plot Size: 784m<sup>2</sup> Build Size: 220m<sup>2</sup>



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## Costa Calida, Santiago de la Ribera

Discover the epitome of luxury living in this stunning 4-bedroom, 3-bathroom villa located in the serene and sought-after area of Santiago de la Ribera. Nestled in a peaceful neighborhood yet just a 5-minute drive from the pristine beaches of the Mar Menor and the vibrant Dos Mares shopping center, this villa offers the perfect blend of tranquility and convenience. Set on an expansive 784 m<sup>2</sup> plot, this property boasts an array of exceptional features designed to cater to every aspect of modern living. The beautifully landscaped garden, adorned with mature tropical plants, surrounds a private pool and a charming casita equipped with shower facilities. A unique highlight is the football pitch, which has been reinforced to support the construction of an additional house if desired. As you enter the villa, you are greeted by a welcoming hallway that seamlessly leads you into various sections of the home. To the right, three spacious double bedrooms with custom-made wooden wardrobes share a stylish family bathroom, providing ample space and comfort for family and guests alike. On the left side of the villa, the luxurious master suite awaits, complete with a separate walk-in wardrobe and en-suite bathroom. Large sliding doors from the master bedroom open onto the terrace, offering direct access to the pool area. The heart of the home is the impressive living room, accessible through exquisite stained-glass doors. The room's lofty ceilings create a sense of grandeur, while large sliding doors flood the space with natural light and provide seamless access to the terrace and outdoor living areas. Adjacent to the living room, the spacious, fully equipped kitchen also opens onto the terrace, making it ideal for both indoor and outdoor entertainment. Practicality meets luxury with the inclusion of a utility room that opens onto the back patio. Additionally, an internal staircase leads to a vast under build, spanning the entire footprint of the house. This versatile space offers parking for up to eleven cars, a home gym, a dedicated entertainment room with a custom-built wine rack, and several secure storage rooms. It also includes a large emergency water deposit, offering peace of mind. Additional features of this remarkable property include marble boundary walls sourced from Almería, a pre-installed lift shaft ready for cabin installation, pre-installed ducted air conditioning, and underfloor heating powered by mains natural gas. The owner's favorite aspects of the villa include the direct access from the kitchen, living room, and master bedroom to the terrace and pool area, as well as the well-utilized home gym. The peaceful location, combined with proximity to the beach and shopping center, makes this an ideal family retreat. In summary, this villa is an extraordinary property that must be seen to be fully appreciated. With its spacious rooms, unique architectural features, meticulously maintained outdoor spaces, and one-of-a-kind underbuilding, it offers unparalleled luxury and endless possibilities. We highly recommend arranging a viewing to experience this exceptional home firsthand.