



# Andaluz Homes

Leading Estate Agent Costa de la Luz

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## Villa Vistas de Cadiz

4-bed Villa in El Puerto de Santa Maria

## € 875,000

Reference: C00734



### Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 410sqm
- Constructed: 345sqm

### Features

- Garage
- Near the airport
- Near the beach
- Private Pool

### Nearby

- 31km: Airport Jerez de la Frontera

Stunning first line 4 bed, 2.5 bath villa in elevated position enjoying breathtaking views across the bay of Cadiz 200m from the beach

Villa Vistas de Cadiz can be found in a small private urbanisation of 9 unique properties commanding a front-line position above the beautiful sandy beaches of El Puerto de Santa Maria. The property looks out over the sea, across the Bay of Cadiz and enjoys the most fabulous views of Cadiz City and out towards the Atlantic Ocean.

Shops, restaurants and beach bars are all within easy reach and the historical old quarter and little harbour of El Puerto de Santa Maria is a short 5 minute drive away.

The property itself is immaculately presented throughout and is arranged over 4 floors to include the extensive basement.

Entrance is via private electronic gates into the private urbanisation and through a further electronic gate into the rear garden of the property.

A few steps lead up to the impressive entrance and into the light and spacious main floor hallway.

Doors open into the good sized living room with wood-burning marble mantled fireplace, featured bay windows and double French doors which lead to the arched covered terrace from where you can enjoy fabulous views over the front pretty garden, natural community park and towards the sea.

Arched double doors lead to the family kitchen which is open plan to the dining area with more bay windows and views to the front of the property. The fitted kitchen includes a handy breakfast bar, integrated appliances and granite worktops. A door directly from the kitchen leads outside to a patio, perfect for barbeques, and has access to the spa area. From here private gates allow exit/entry to the property, community park and beach.

A door leads from the kitchen to a hallway pantry and utility room with laundry sink, fitted cupboards for storage, washing machine and tumble dryer.

Also on this level is the beautiful master bedroom suite with separate dressing room and en-suite bathroom equipped with corner bath, shower over, double vanity, bidet, basin and WC. From the bedroom sliding doors access the covered terrace and fabulous views!

A guest powder room with WC is conveniently situated in the main entrance hallway.

Stairs lead up to the first floor with 3 bedrooms. All have direct access to sunny terraces with extensive sea views and Cádiz City. There is a family bathroom on this floor with bath, shower over, basin, bidet and WC.

Stairs lead up to the roof terrace with a shaded area under featured arches. The spacious terrace offers privacy to sunbathe or entertain guests with tapas and memorable sunsets.

Returning to the main entrance hallway, stairs lead down to the basement which includes a gym, recreation room, utility area for outdoor gear, plus a large space for equipment storage, workshop and bodega. Access to the underground garage is via the utility area. The garage has an electric door and slope leading up to the exit.

Gardens outside the home are landscaped with lawn, flowering plants and shrubs.

Additional features include but are not limited to:-

- >Fitted wardrobes in all bedrooms.
- >Marble floors throughout the property.
- >Ceiling fans in all bedrooms.
- >Underfloor heating on the main and first floors.
- >Kitchen pantry
- >Jacuzzi and heated outside shower.
- >Solar assisted water heating with electric back up.

Total constructed area approx: 345sqm  
Total plot area approx: 410sqm  
Status: Urban (S/U)  
CEEE rating: "C"

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise.

The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.



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