



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Villa Oceana

5-bed Villa in Conil de la Frontera

€ 1,595,000

Reference: C00IA1315



Details

- 5 bedrooms
- 4 bathrooms
- Plot area: 892sqm
- Constructed: 442sqm

Features

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

Nearby

- 0.2km: Puntalejos

Luxury 5 bed, 4 bath modern villa with private pool, beautiful gardens. double garage and sea views within walking distance of the beach.

Stunning modern pool villa with 5 bedrooms and 4 bathrooms, currently divided into 3 independent units, each with its own kitchen and living room. It has been cleverly designed so that any future owner could easily make small changes at a low cost to return it to a complete family home or holiday property. The villa is located in the very sought after area of Fuente del Gallo.

A brief description follows:-

Villa Oceana was completed just 3 years ago using carefully selected, high-quality materials throughout and incorporates state-of-the-art technology for lower impact on the environment and reduce property running costs. The front door opens into the villa's reception hallway where the staircase leads to the upper floor. The first bedroom with an adjoining spacious shower room is located immediately to the right. Continuing along the hallway, the entrance to the garage, which also houses the technical facilities, is located on the left. To the right, the hallway continues through to the impressive open-plan living/dining and kitchen area. The modern high grade home-chef kitchen is equipped with all the necessary electrical appliances leaving nothing to be desired. Adjacent to the kitchen is a pantry with an additional refrigerator.

Sliding glass doors lead from the living room and kitchen to the covered terrace with views over the south-west facing pool, pretty gardens and to the sea. The terrace can be closed off with sliding glass panels. The heated pool is approximately 4m x 9m. On the other side of the living room, there is an internal patio/conservatory with a water feature on the ground floor offering a nice quiet space in which to relax.

Also on the ground floor is an apartment which is currently accessed independently from the street. The previous access was in the entrance hallway and can easily be reopened to reintegrate this apartment to become part of the main house. It has a bedroom, shower room and living-kitchen area. Both the bedroom and the living room have direct access to the side garden.

The staircase in the main entrance hallway leads to the first floor with the master bedroom. The master bedroom has a walk-in wardrobe and is open to the bathroom. The bathtub stands prominently in front of the terrace. The shower and toilet are discretely placed in the rear area. The bedroom leads out to the huge roof terrace with jacuzzi, electric awning and stunning views of the Atlantic Ocean. Also accessible from the bedroom is a private study that could easily be used as an additional bedroom.

The second apartment on the upper floor is currently also accessed independently via the front terrace. The previous access was directly next to the main staircase. This apartment has a large living area with kitchen, bedroom and shower room. From the front terrace, a staircase leads up to the upper roof terrace with panoramic views. The solar panels are also located here.

Additional features include:-

- Fully air-conditioned via a ground source heat pump system.
- Underfloor heating
- Heated swimming pool
- Power generation via solar panels with battery system
- Outstanding materials throughout the house.
- Garage parking for 3 cars
- 2 living rooms could be converted into additional bedrooms
- The property is being sold complete with high-quality furnishings.

Total constructed area approx: 442sqm
Total plot area approx: 892sqm
Status: Urban
CEEE rating: TBC

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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