

reference: DF-110

property type: chalet Adosado

sale/rent: for sale

price: 485.000 €

condition: Buen estado



address: Thomas Edison

Nº: 11 **floor:** 0

town: San Bartolomé de Tirajana

province: Las Palmas

postal code: 35100

zone: Sonneland



sqm built: 200
living area: 145
plot sq.meters: 164
sqm terrace: 48
bedrooms: 4
bathrooms: 3
toilets: 1
cupboards: 4

lift: no
pool: yes
garages: 2
terraces: 1
storage room: yes
garden: yes
courtyard: no
furnished: yes

floor: stoneware
air conditioner:
hot water: individual
fuel:
orientation: east
antiquity: 1999
outward/inward: outward
community fees/month: 50

description:

In Sonnenland, sunny land in German, just 3 kilometres from Meloneras, 4 kilometres from the famous Maspalomas dunes and its beach, 1 minute by car from the GC-1 motorway, close to shopping centres and all the necessary services, this magnificent villa in a private complex with its own access from the street which can be accessed by car or on foot is located.

On a plot of 164m² is constructed the semi-detached house of 145 meters, with facade to two orientations, lots of natural light and great ventilation without the need for air conditioning thanks to its multiple windows. The main house has 3 bedrooms, 1 of them in suite with its own bathroom with Jacuzzi, another very nice bathroom with a shower, 1 toilet on the ground floor, a spacious living room and dining room with direct access to the incredible terrace of the house, a fully equipped kitchen with high-end appliances and a laundry room. All rooms have fitted wardrobes and the entire house has air conditioning with heat and cold options.

Adjoining the terrace and with direct access from the garage for two cars and a storage space, there is another room with its own bathroom with a shower. This 30 m² room has direct access to the terrace and communicates through it with the rest of the house.

The 42 m² terrace makes this home one of the best in the area, it includes a chillout area, a natural garden with plants, space for hammocks and an outdoor shower. The terrace is totally private and surrounded by light, it also has electric awnings to protect from the sun when required.

The villa is located in a complex of 18 units and has common areas in optimal state of maintenance and a swimming pool with easy access from the house, very well oriented to the sun and with tranquillity for almost exclusive use.

To highlight, the main door of the house is armoured, and the area has fibre optics for the best internet connection, the house also has security shutters that open onto the garden terrace.

Ideal property for use and enjoyment as a first residence due to the tranquillity of the complex, ideal as a second residence and even for investment, with high profitability in case of holiday or seasonal rental.

Feel free to request more information and visit this gem in Sonnenland.

Expenses and taxes not included. The exposed data are merely indicative and may be subject to involuntary errors or omissions.

Contact us through the form and we will call you to arrange a visit. Telephone service: office hours.

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