



## CONTEMPORARY VILLA IN ASTURIAS

Llanes, Asturias, España

**4.500.000 €**



Concha Montañez Fortuny

CEO

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**The essentials**

**Area:** 1410 m<sup>2</sup>

**Plot:** 12000

**Bathrooms:** 8 baths

**Garage:** 2

**CEE:** A

**Category:** Detached Houses, Villa

**Lot size:** 1300 m<sup>2</sup>

**Bedrooms:** 7 beds

**Floors:** 3 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** 1092VA

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, BQQ, Built in wardrobes, Double glazed windows, Elevator, Fireplace, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Pool, Private Garden, Radiant floor, Sauna, Security door, Sports area, Storage room, Terrace

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Fortuny Hogares Únicos presents this luxurious and exclusive detached house of modern design—a real jewel in the East of Asturias.

## Location

Situated on one of the cliffs of the East of Asturias it has an exceptional and exclusive location. Next to one of the most beautiful beaches in the North of Spain, only 50 metres from the beach, the property provides independence, discretion and tranquillity.

## Distribution

The detached house is south-facing and sits on a large plot of 12.000m with a total constructed area of 1.410 m<sup>2</sup>: 947,57 m<sup>2</sup> of living space, 108,22 m<sup>2</sup> of covered porches and 354,59 m<sup>2</sup> of garage and gym. It is distributed over three spacious floors, which can be accessed by stairs or by the lift. The villa has rooms illuminated by natural light with large windows. A spacious and avant-garde living room with a fireplace, two dining rooms, two large kitchens, one with coal-fired with an electric grill, a pantry and a wine cellar area. There are seven spacious and comfortable bedrooms with built-in wardrobes and terraces, seven complete bathrooms and a pre-installed bathroom, an ironing room and a games room. You can enjoy an indoor swimming pool with a spa, professional jacuzzi, sauna, spray shower cabin, waterfall, jets and counter-current swimming.

## Qualities

The property has the highest standards of construction and luxury qualities and finishes. Among them, we highlight the ventilated stone façade with double insulation: exterior (projected polyurethane) and interior (brick, rock wool and double plasterboard), luxurious metallic carpentry, guaranteeing truly exceptional thermal and humidity control. Three low consumption pellet boilers, underfloor heating throughout the house, Tresa house lift, home automation system for alarm, lights, underfloor heating, window control, irrigation, swimming pools, video intercom diverted to mobile phone.

## Outdoor areas

The outdoor areas are designed for the enjoyment of the whole family. With a swimming pool, a paddle tennis court with lighting, two football goals on an esplanade of more than 2,000 m<sup>2</sup> and a basketball hoop. You can also enjoy the barbecue area, with a dining table protected by a pergola with a motorised sliding roof.

## Regulations

Energy efficiency certificate: 'A'. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the indicated price does not include the expenses derived from the purchase of the property according to the laws in force (ITP, notary fees and in case of new construction the VAT tax).

## Contact us

Here, you can acquire one of the most exclusive properties in the East of Asturias, with a truly exceptional design, quality and location. For more information, please do not hesitate to contact us. We will be happy to help you.

