Modern Villa close to Gandía Valencia

Valencia Province » Gandía

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Property Information

Modern Villa close to Gandía Valencia

Modern style villa for sale in Valencia, located in Rotova just 800m from the town, and a few minutes from Gandia and its beaches.

The property was built in 2011 by the owner himself, bestowing upon the house excellent constructive quality. Only 12km (10minutes) from the town of Gandia, 78km from the city of Valencia and 88km from the international airport of Valencia.

This property is also close to all the daily amenities of Rotova.

The property is on a plot of 1,100m2. The main house consists of 300 m2 and is distributed over 2 floors as follows:

The ground floor.- Once inside we find a bright entrance hall that leads through French doors to a large living room of approximately 50m2 with a fireplace, offering lots of light, with floor to ceiling and wall to wall windows that give access to the beautiful covered porch overlooking the pool, we also find a large modern kitchen fully equipped with a large pantry, white cupboards and stainless steel appliances. Due to its orientation and elevation the property enjoys excellent views and a great sea breeze. Adjacent to the dining room we find a cinema room with about 20m2. To complete this floor we have 1 double bedroom with double built-in wardrobe and a bathroom.

The first floor.

Consisting of a Master suite that is composed of a bedroom area (22m2), large dressing room, full bathroom, and covered terrace. There are 2 double bedrooms that share a bathroom. This floor has a terrace with stunning views. The pool is 8x4m + Roman staircase, with automatic and illuminated filtration system. The plot is designed for low maintenance.

A Spanish style barbecue - Paellero, creates an outdoor dining area to enjoy all year round. All windows are double glazed and stainless steel aluminium, tilt and turn and have mosquito nets. The blinds are automatic.

The floors are marble throughout the property. There is electric heating and air conditioning hot/cold. The highlights of this property are the excellent finishes and the quality of the materials used.

Taxes: the municipal tax or IBI (council tax) amounts to € 1,200 per year.

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Features

**Terraces:**
There are several terraces

**Electrical supply:**
This property is connected to the main electrical supply

**Internet:**
This area offers internet broadband

**Property style:**
Modern design, high quality construction

**Window shutters:**
Inox steel framed, double glazed and safety glassed, electrical shutters

**Built in wardrobes:**
Yes in all the bedrooms

**Property features:**
Modern design closeby all daily services

**Outdoor living:**
Garden, barbecue, pool, terrace

**Water heating:**
Boiler

**International schools:**
Yes this area offers private and international schools

**Distance to valencia:**
88km

**Proximity beach:**
12km

**Utility room:**
On the first floor (bedrooms area)

**Water supply:**
This property is connected to the main water supply

**Property condition:**
Excellent

**Construction:**
Brick and concrete (not wood)

**Heating cooling:**
Electrical heating and air conditioning by ducts

**Swimming pool:**
8X4m fully filtered, tiled, roman steps

**Views:**
Stunning views to the surroundings

**Fencing:**
Yes fenced

**Sewerage:**
Yes main drainer

**Public schools:**
Yes there are public school on this area

**Year of construction:**
2011

**Land size:**
1100m²

**Tax ibi:**
1.200€ annually

**Gated property:**
Yes gated

**Flooring:**
Marble and tiled flooring

**Kitchen:**
White cupboards, pantry, built in appliances of inox steel

**Parking space:**
There are enough space on the boundaries of the grounds

**Property orientation:**
All orientations

**Grounds gardens:**
Low maintenance

**Amenities:**
Just 3km from all daily amenities

**Distance to airport:**
78km

**Near medical:**
800m

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Built size: 300 m² · 5 Bedrooms · 4 Bathrooms

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