

3 Estepo na, Máa, EMp al Mb gs 72 4 s,.0€ peAM  
crr &GGd



**\*Exceptional Newly-Built Villa for Sale\***

This exquisite villa, recently completed and available due to the owner's relocation, represents a unique opportunity for discerning buyers seeking a harmonious blend of luxury and nature.

**\*Architectural Design and Enhancements\*:**

€ Prime Location:

Nestled at the base of a hill, the villa offers unobstructed views of the surrounding natural landscape and direct access to picturesque mountain trails.

€ Upgraded Features:

The property has been enhanced with several premium upgrades beyond the standard model, including:

- o 18 Solar Panels (10 kW) for sustainable energy
- o Electric Vehicle Charger
- o Remote-Controlled Electric Gate
- o Driveway accommodating up to 4 vehicles
- o Expansive 60-square-meter terrace with panoramic mountain views
- o Saltwater Pool System for a healthier swimming experience
- o Integrated Outdoor Shower
- o Whole-Villa Calcium Water Filter
- o Additional Lounge Windows to maximize mountain views
- o Upgraded Kitchen Appliances: Fridge, Oven, Hob, Microwave, and Dishwasher
- o Bluetooth-Controlled Air Conditioning
- o Air Ventilation System in Utility Areas, Kitchen, and Bathrooms

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n	608m <sup>2</sup> Tomtstorlek	i	Simbassäng	i	Air conditioning
i	Street parking	i	Off road parking	i	Mountain views
i	countryside views	i	disabled access	i	modern
i	near schools	i	Near town	i	Underfloor heating
i	Tennis Court	i	Driveway	i	Character
i	Near city	i	Near hospital	i	Central heating
i	Level Plot	i	Near airport	i	Broadband Internet