



<b>Sales type :</b>	Sale	<b>Swimming pool :</b>	Private	<b>House area :</b>	1066m2m <sup>2</sup>
<b>Year built :</b>	1992	<b>Garden :</b>	Privaat	<b>Plot area :</b>	5471m2m <sup>2</sup>
<b>Energy certificate :</b>	Pending	<b>Orientation :</b>	East	<b>Airport :</b>	13 Km
<b>Bedrooms :</b>	6	<b>Views :</b>	STREET	<b>Beach :</b>	21 km
<b>Bathrooms :</b>	5	<b>Parking :</b>	STREET	<b>City :</b>	1,6 km
				<b>Golf :</b>	8,5 Km

- |                           |                   |                       |
|---------------------------|-------------------|-----------------------|
| ✓ Surface parking space   | ✓ Parquet floor   | ✓ Disables acces      |
| ✓ Central air conditioner | ✓ School area     | ✓ Storage room        |
| ✓ Fireplace               | ✓ Air conditioner | ✓ Garden              |
| ✓ Terrace                 | ✓ Quiet area      | ✓ Close to amenities  |
| ✓ Equipped kitchen        | ✓ Garage          | ✓ Independent kitchen |
| ✓ Living room             | ✓ Dinning room    | ✓ Home appliances     |
| ✓ Furnished               | ✓ kitchen         | ✓ Pool                |
| ✓ Barbecue                |                   |                       |

REAL ESTATE, GRUPO NEXUS, SELLS, LUXURY VILLA IN MATOLA, ELCHE.

Have you ever wondered why a house can cost €1,850,000?

We offer you a plot of 5,471m<sup>2</sup>, where you will find a private access for cars, and a garage, for four cars under cover and many others in the open.

Tennis court (today it would be necessary to change the floor of the tennis court) but as if you are the buyer, surely you would like to install a paddle tennis court or a fronton court.

Walk in a garden and an environment, where you can breathe the tranquility and the sound of birds, surrounded by pines and fruit trees, centenary olive tree. And a small corner with a Japanese garden.

We find a saltwater pool, a water fountain, with music, and showers.

What can I tell you about the house?

Built in 1999, it does not lack any detail.

The feeling of entering the hall of the house, transmits serenity, calm, absolute tranquility, silence, it is built with top quality materials, where you feel sheltered.

Large dining room, each instance in the living room, isolates you from the rest of the house.

The independent kitchen on the left as you enter the house, with its island, gas stove, ceramic hob, iron and barbecue, does not lack any detail, laundry and ironing center, access for household service, and room with bathroom for people who work at home, in the basement there is a small private cellar.

To the right of the house, we find five bedrooms and four bathrooms, except for one room, all the others have an en-suite bathroom.

Each room with its independent air conditioning, automatic shutters, oak doors throughout the house and marble floors, Thassos, Windows with closing, and windows with thermal bridge, and security in the crystals.

Elevator to access the double room, this room has one hundred square meters, bathroom, with independent instances, dressing room, and double room, all in a room of one hundred square meters, plus a terrace overlooking the garden.

For sports lovers, a bright sports hall, saltwater pool, shower area with sauna and Jacuzzi, cardio area, and access to the garage.

The house has a machinery area isolated from the rest, where we find the machines for the swimming pools, the house's air conditioning machinery.

From the area?

Matola, district of Elche, very well connected, close to the house, we have different concerted schools, and private ones.

In order to visit this property, we would appreciate a letter of introduction from the buyers.

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