



VILLA MATURANA | CASASOLA



VILLA MATURANA IN CASASOLA A SUPERBLY SITUATED PROJECT

Located in the area known as Casasola, a few meters from paddle club Alhambra golf, superb contemporary villa facing southeast, bordering the river creating expansive views to the woodland golf Guadalmina giving a sense of extraordinary breadth. Gardening is magnified with several copies of coconut palms. The contemporary villa plays with different volumes, causing it to be majestic and uncommon to the traditional design. The house welcomes us with a gateway of 5.5 meters high topped with concrete structure.

 Urbanización Casasola



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GROUND FLOOR

After the double height entrance hall with a view through a large window to an illuminated sheet of water connected to the pool, we find the double height living room with fireplace, large windows from floor to ceiling, two terraces, TV room and pre-installed open kitchen that the customer can choose to their liking. On the ground floor we also find a toilet and two large bedrooms en suite overlooking the river.

FIRST FLOOR

On the first floor is the master bedroom suite, dressing room and terrace with magnificent views plus another bedroom en suite across the hall being able to contemplate the living room and the view from it.

BASEMENT

At the basement we have a very wide garage for 4 or more vehicles, several rooms for facilities and a wide open area with natural light generated by patio lights which the buyer may distribute it to suite the two bedrooms, gym, home cinema, laundry, spa, chill out, etc.

Bedrooms: 4
Bathrooms: 4
Guest Toilets: 1

Plot: 1,265 m²
Built: 800 m²

Garage: 6 cars

Views: Villa facing southeast, bordering the river.

Price: 3.100.000 Euros

QUALITY

Floor: Floors cream real marble bianco in 90X90 format.
Exterior carpentry: Aluminum brand Shücco self elevating, safety glass.

Interior carpentry: Oak, concealed hinges, size floor to ceiling, with fitted wardobes.

Home Automation: Intelligent Lighting System brand "Lutron"

Air conditioning and underfloor heating: aérothermal system with high energy efficiency

Swimming pool with salt filtering system.

Clean landscaping and gardening composed of several palm trees and plant diversity.



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PLANTA GENERAL



Caracterización Energética de Edificio
Indicador según EN 15502

	Clase	Edificio	Clase	Edificio
Consumo energético	C	50,9 kWh/m²	D	80,0 kWh/m²
Emisiones de CO ₂	C	7,7 t/m²	D	11,0 t/m²

	Clase	Edificio	Clase	Edificio
Consumo CO ₂ calefacción	C	4,5 kWh/m²	D	6,4 kWh/m²
Consumo CO ₂ refrigeración	C	4,5 kWh/m²	D	6,4 kWh/m²
Consumo CO ₂ ACS	A	1,7 t/m²	D	2,9 t/m²
Consumo CO ₂ total	C	10,8 t/m²	D	15,7 t/m²

	Clase	Edificio	Clase	Edificio
Consumo energía primaria calefacción	C	70,2 kWh/m²	D	92,2 kWh/m²
Consumo energía primaria refrigeración	C	50,4 kWh/m²	D	67,2 kWh/m²
Consumo energía primaria ACS	A	5,2 kWh/m²	D	8,7 kWh/m²
Consumo energía primaria total	C	95,7 kWh/m²	D	128,1 kWh/m²

SUPERFICIES CONSTRUIDAS

PLANTA BAJA

SUPERFICIE INTERIOR	241,56 m ²
SUPERFICIE TERRAZAS	72,11 m ²
SUPERFICIE CONSTRUIDA	313,67 m ²

PLANTA PRIMERA

SUPERFICIE INTERIOR	131,14 m ²
SUPERFICIE TERRAZAS	38,13 m ²
SUPERFICIE CONSTRUIDA	169,27 m ²

SÓTANO

SUPERFICIE INTERIOR	427,20 m ²
	427,20 m ²

SUPERFICIE CONSTRUIDA INTERIOR	799,90 m ²
SUF. CONST. + TERRAZAS DESCUBIERTAS	910,14 m ²

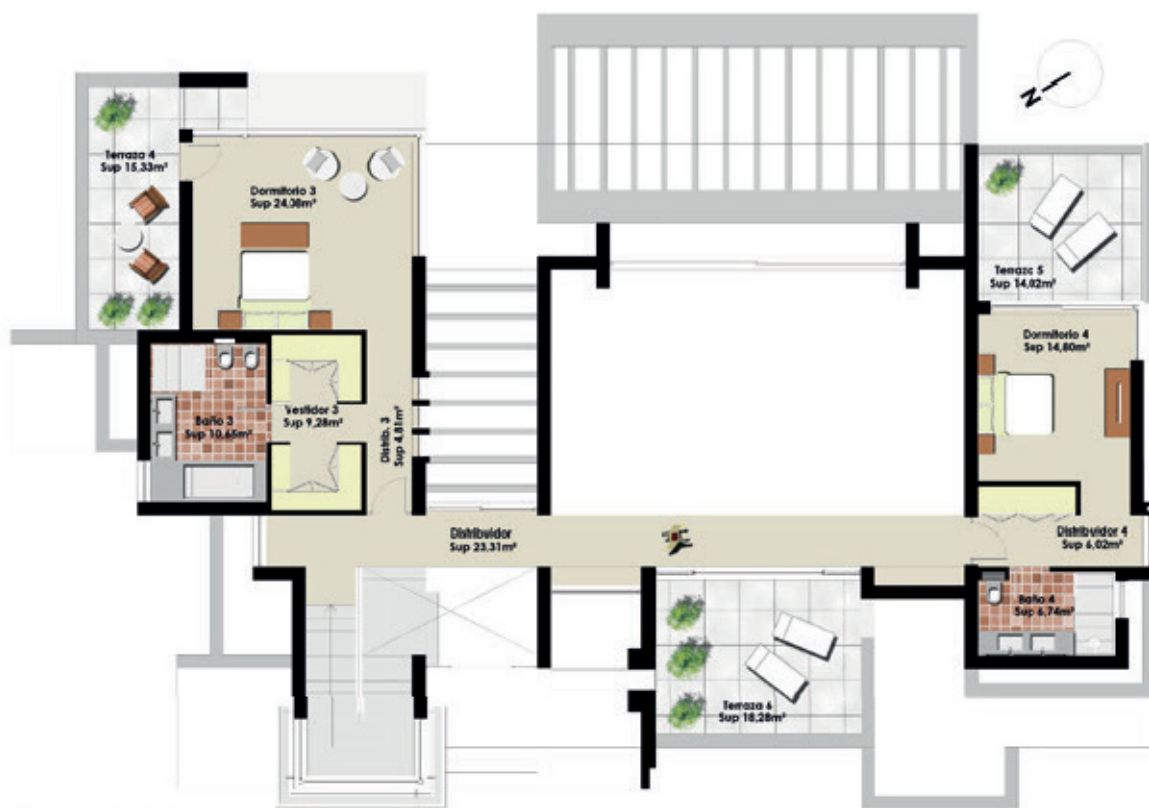


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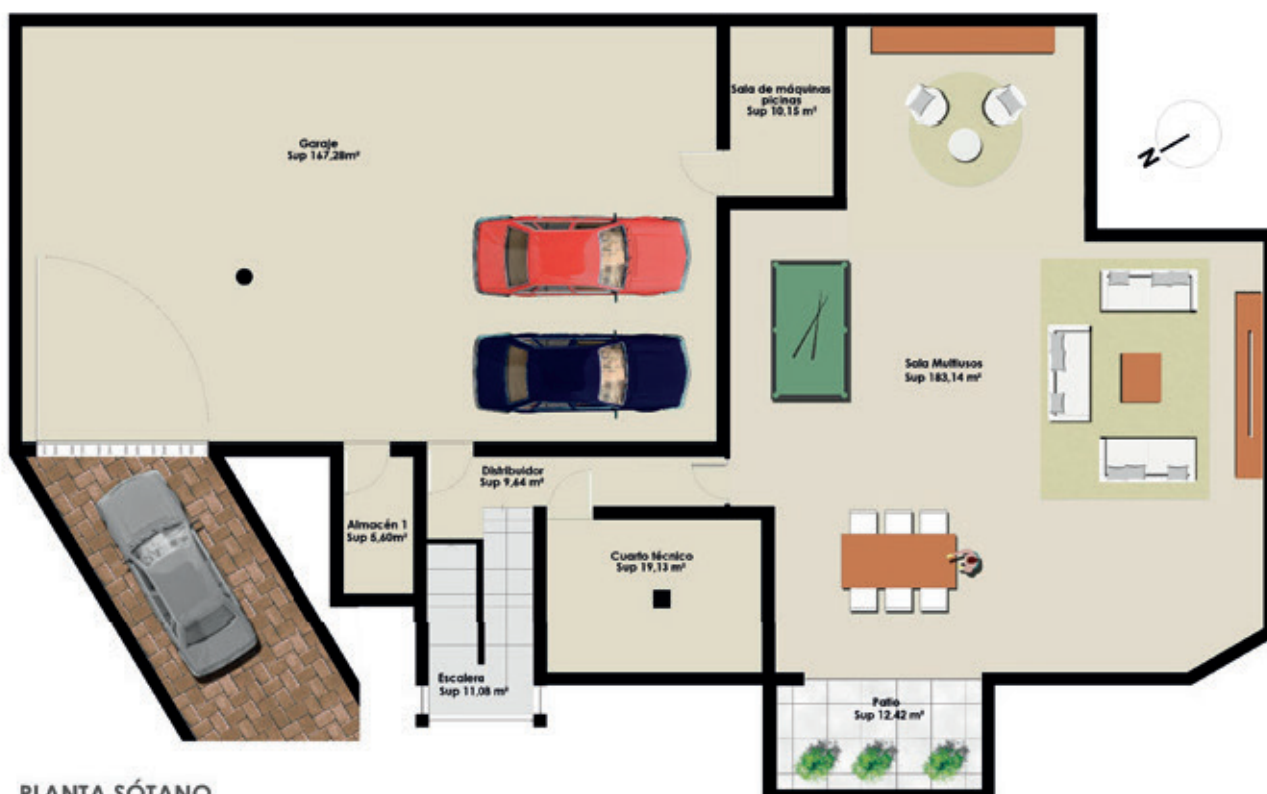
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