



**Property type :** Detached Villa

**Location :** Manilva

**Bedrooms :** 5

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 480 m<sup>2</sup>

**Plot area :** 1400 m<sup>2</sup>

- ✓ WiFi
- ✓ Gymnasium
- ✓ Golf property
- ✓ Solar energy
- ✓ Basement
- ✓ Terrace
- ✓ Not furnished
- ✓ Barbecue
- ✓ Heated pool
- ✓ Guest house
- ✓ Storage room
- ✓ Satellite dish
- ✓ Lift
- ✓ Solarium
- ✓ Pre-air conditioning
- ✓ Handicap access
- ✓ Fitted wardrobes
- ✓ Walking distance beach
- ✓ Sauna
- ✓ Utility room
- ✓ White goods
- ✓ Airconditioning



Front Line - Stunning Sea Views,  
Quality Build & Finishes,  
Walk - In Ready on completion,  
5 Beds all en-suite, extra bedrooms optional, Open plan design,  
Infinity Pool,  
Jacuzzi,  
Luxury bathrooms,  
Ceramic floors throughout,  
Some Smart electrics, Aero-thermo /Solar system, Automatic gates, Landscaped garden,  
150 - 180 sq-mts decking / terrace Italian Stone Facade,  
Storage room,

Optional extras

1. Games room
2. Snooker room
3. Elevator
4. Bar - Bodega
5. Cinema room
6. Basement conversion
7. Gym & Fitness area
8. Sauna
9. Basement bathroom
10. Sunken Dining area at pool
11. Extra bedroom (6th)

Qualities of Villa La Paloma 55

The execution & memory project covers all the detail and quality of materials that will be used, we can show clients a finished villas as a reference point.

We work with the client showing flexibility on materials & finishes where possible.

Windows

Glass

Marble

Tiling walls & floors Ceramic.s

PVC , Alluminium, Brand Veka, Tecnal, corvico or similar brand Double Climiat 4.6/10-12

Cream Marfil 1st quality

Ceramics, 120 x 60 + 90 x 90

35 -49 euro p/s/m, we have a preference for Porcelenosa & Tile Market

German design, budget 26,000 - 30,000 vat included

Roble hardwood (standard size), Dafran or similar 1st quality

Roca, Groch or similar

Roca, Laufen or similar quality Nissen Olas or similar

Daikin, Mitsubishi, Carrier, or similar Saunler - Duval

Ezarri or similar quality

Hunter or similar quality Nissen or similar

Hempel of Reveton

Kitchen

Internal door/joinery Taps & fittings Bathrooms

Light switches/sockets -

Air condition

Solar - Aero Thermic Pool Infinity Irrigation system Electrical

Exterior paint

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