

SITUATION PLAN

1.009,10 m²

The surface of the house is distributed in three floors that go down the plot of 2.209,00 m².

6 BEDROOMS

All bedrooms have a dressing area and a study. They have direct lighting and ventilation.

OUTDOOR POOL

The pool is 12m long and 5m wide, which facilitates its uses as a sport element.

WALK-IN WATER MIRROR

The presence of a water mirror adjoining to the pool generates a feeling of freshness and brings light to the house.

WELLNESS AREA

The house count with SPA, gym, sauna to ensure the well-being and facilitate a healthy life.

HEATED SWIMMING POOL

In the basement there is a heated swimming pool that is illuminated with LED lighting.

CIRCADIAN LIGHTING

Ciradian lighting consists of the automatic regulation of the light tone to suit human needs.

CONTACT WITH NATURE

The villa is located in the most privileged environment completely surrounded by nature, without leaving all the comforts of cosmopolitan life.

VIEWS TO REAL CLUB VALDERRAMA

The villa has views of the Real Club de Valderrama from all first floor bedrooms.

SECURITY

The urbanization has its own security service.

ELEVATOR

The villa has a fully customized elevator connecting the basement, the ground floor and the first floor.



MASTERPLAN

LIFT

1 elevator

OUTDOOR AREA

outdoor pool
water mirror
open terrace

DAY AREA

1 studio
1 courtesy toilet
1 dirty kitchen
1 show cooking
1 living room + tv room
1 dining room

GUEST AREA

1 bedroom
1 bathroom
1 kitchennette

NIGHT AREA

1 master bedroom
3 bedroom
4 bathroom ensuite
1 studio

WELLNESS AREA

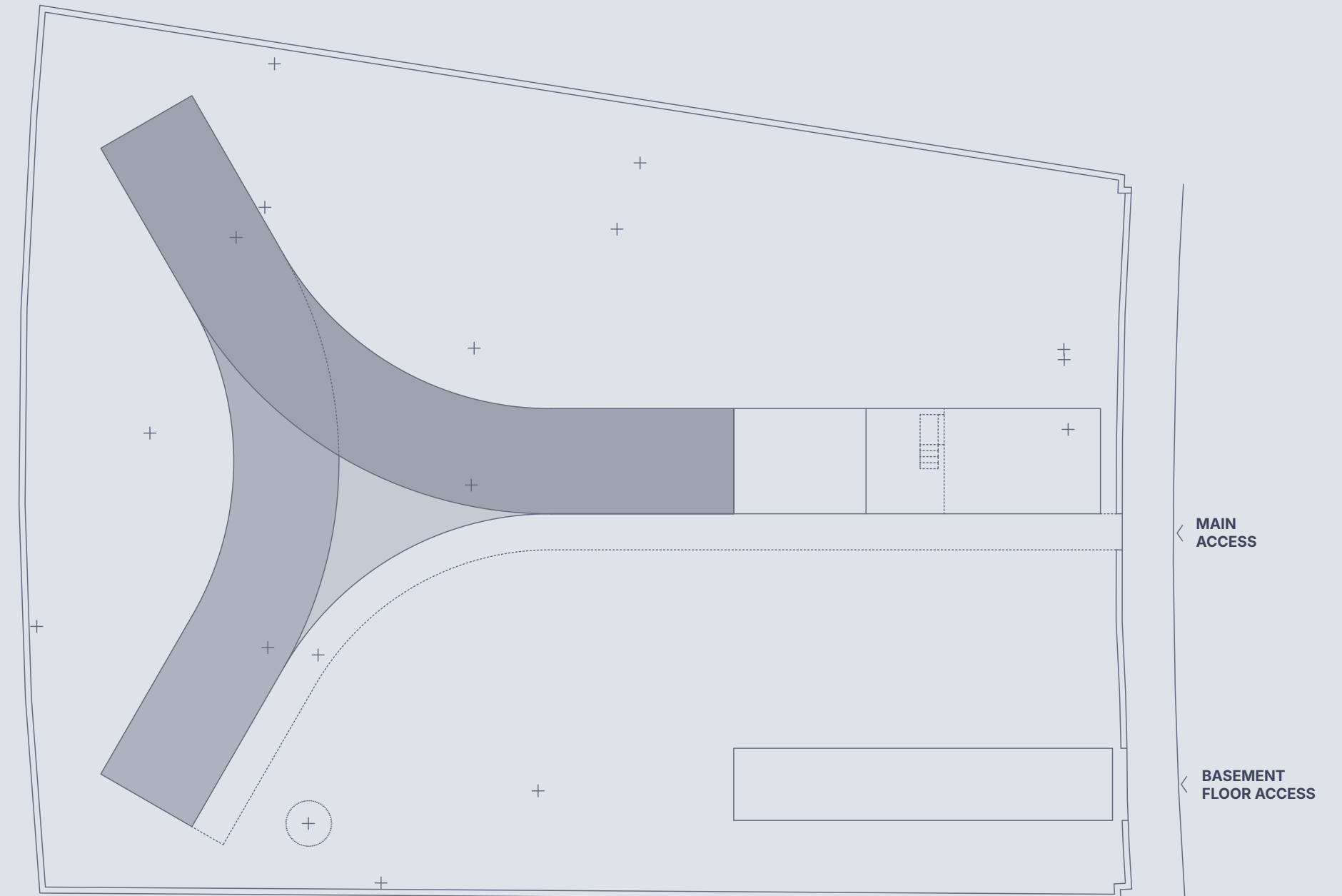
1 interior pool
1 SPA
1 shower
1 GYM
1 cinema
1 bar
1 clean room
1 tech room
1 staff bedroom
1 garage

TOTAL PLOT AREA

2.209,00 m²

TOTAL BUILT-UP AREA

1.009,10 m²



GROUND FLOOR

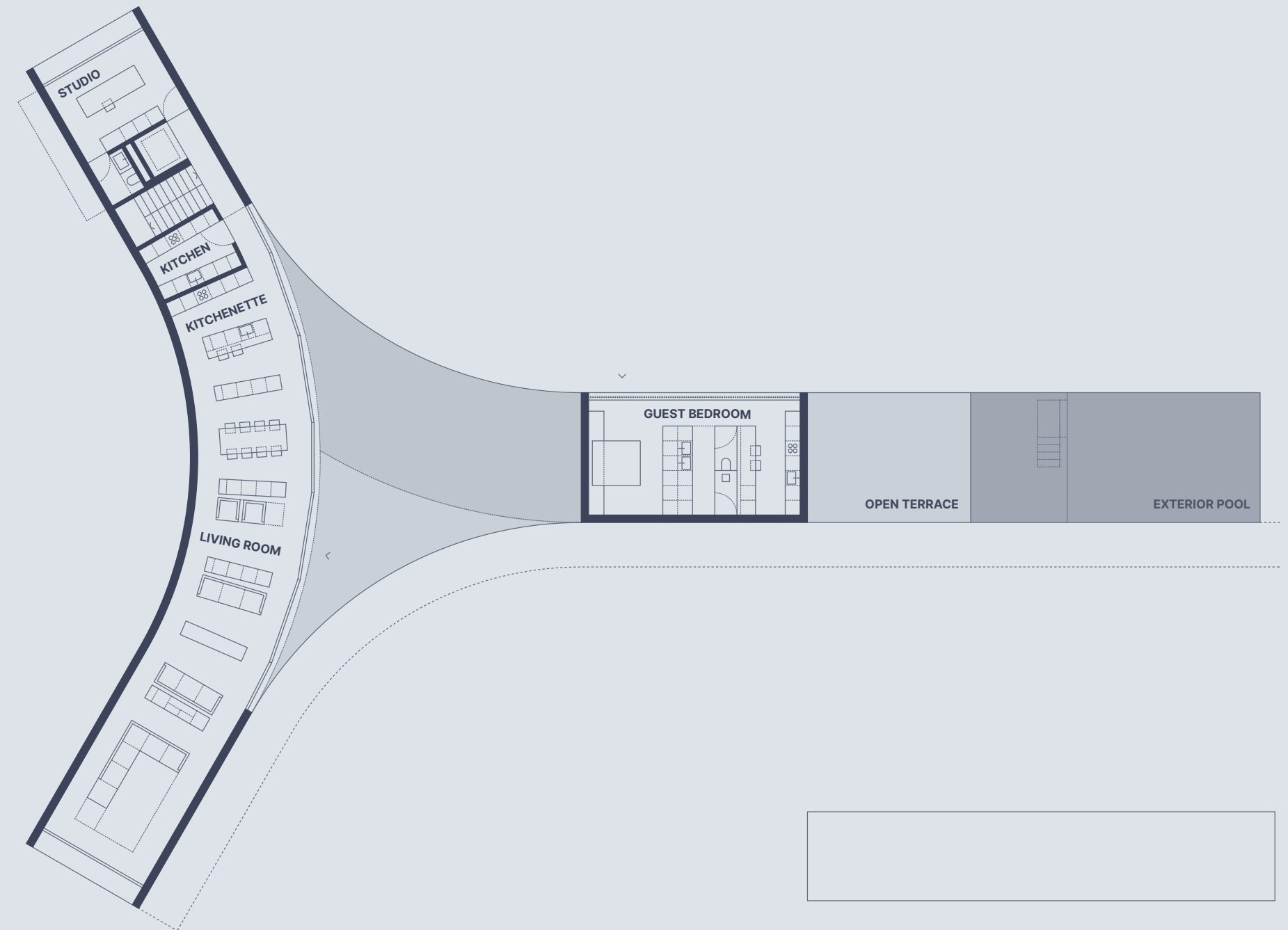
USEFUL GROUND FLOOR AREA

190,17 m²

TOTAL USEFUL AREA

817,08 m²

Living room	33,48 m ²
TV room	25,26 m ²
Hall	15,88 m ²
Dining room	18,82 m ²
Show cooking	22,25 m ²
Dirty kitchen	8,36 m ²
Toilet	2,78 m ²
Studio	16,51 m ²
Hallway	7,07 m ²
Guest kitchen	11,86 m ²
Guest bath.	8,64 m ²
Guest bed.	19,26 m ²
Co. terrace 01	63,24 m ²
Outdoor pool	40,95 m ²
Watermirror	20,48 m ²
Terrace 02	34,65 m ²



FIRST FLOOR

USEFUL FIRST FLOOR AREA

148,52 m²

TOTAL USEFUL AREA

817,08 m²

Main bedroom	20,09 m ²
Main closet	8,64 m ²
Main bath.	9,72 m ²
Closet 01	8,33 m ²
Bedroom 01	12,89 m ²
Bathroom 01	5,59 m ²
Closet 02	8,32 m ²
Bedroom 02	13,42 m ²
Bathroom 02	5,61 m ²
Studio	11,96 m ²
Bathroom 03	3,68 m ²
Bedroom 03	18,31 m ²
Hallway	21,96 m ²



BASEMENT

USEFUL BASEMENT FLOOR AREA

508,82 m²

TOTAL USEFUL AREA

847,51 m²

Storage	18,56 m ²
Tech. room	18,07 m ²
Garage	180,02 m ²
GYM	35,64 m ²
Shower	4,86 m ²
Sauna	4,86 m ²
Cinema	38,88 m ²
Bathroom	3,71 m ²
Laundry	4,95 m ²
Hallway	6,84 m ²
Interior pool	26,01 m ²
SPA	4,86 m ²
Living room	40,61 m ²
Hall	28,52 m ²
Wine cellar	45,90 m ²
Staff bath.	3,68 m ²
Staff bedroom	18,31 m ²
Hallway	4,15 m ²

