

**VILLA LA DIMORA (Price 22.490.000)**  
**Detailed Information**

**7 BED | 10 BATH | 2.013 PLOT | 1.953 M BUILT | 1.486 INTERIOR | 467 TERRACE**

\*Interior:  $1,346 \text{ m}^2 + 140 \text{ m}^2 = 1,486 \text{ m}^2$  (spa area, sauna, jacuzzi – not included in the nota simple as it was built after the LPO),

**Materials and Finishes**

- **Flooring:** Premium natural stone floors.
- **Doors:** Elegant solid wood doors.
- **Heating:** Underfloor water heating system throughout the property, except for the solarium.
- **Columns:** Impressive limestone pillars imported from France and Northern Spain.
- **Windows:** Security glazing
- **Wardrobes:** Custom-made wardrobes by the Italian brand *Rimadesio*.
- **Taps & Fixtures:** High-end German design accessories.
- **Blinds & Curtains:** Fully motorized in all rooms.
- **Smart Home:** Complete home automation system by *Crestron*.
- **lift:** Serving all 4 floors, from the basement to the solarium.
- **Shutters:** Electric shutters throughout the house.

**Detailed Floor Descriptions**

**1.SOLARIUM**

- Outdoor cinema
- Fully equipped outdoor kitchen
- Exclusive chill-out lounge area
- Ambient lighting and integrated sound system
- Panoramic views

Key point: no underfloor heating on this floor.

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#### **2. FIRST FLOOR**

- Luxurious master suite featuring two private bathrooms and two independent walk-in closets
- 2 additional bedrooms with fully equipped en-suite bathrooms

Key Point: Don't forget about the drop down TV and underfloor heating throughout the entire floor.

#### **3.MAIN FLOOR**

- 2 en-suite bedrooms
- Guest toilet
- Main living room
- Fully equipped kitchen
- Two separate dining areas
- Wine cellar

Key Point: Underfloor heating throughout the entire floor and also at the entrance, there is a platform to turn the car around.

#### **4.LOWER LEVEL (BASEMENT)**

- Private garage with capacity for up to 5 cars
- Large storage room (6 x 6 m)
- Exclusive spa & wellness area
- Indoor heated saltwater swimming pool with full bathroom
- Professional fully equipped gym
- Relaxation area with sauna and jacuzzi
- Additional wine cellar for wine conservation
- Guest apartment with en-suite bathroom, fully equipped kitchen, and private living room
- Second guest apartment with en-suite bathrooms
- Independent laundry room
- Two machine rooms and one communications/control room equipped with *Creston* home automation system

Key Point: These areas do not have underfloor heating ( solarium, the parking area and the floor surrounding the indoor pool)

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#### 5.Outdoor Areas

- One of the **largest private swimming pools in Spain**, heated and equipped with a saltwater system
- Fully equipped outdoor kitchen with an island
- Landscaped gardens
- Jacuzzi
- Outdoor lounge and dining areas

#### 6.Technology and Amenities

- Full home automation system (*Crestron*)
- Electric blinds & curtains
- High-end elevator
- Underfloor water heating system (entire property except solarium, the parking area and the floor surrounding the indoor pool)
- High-security glazing throughout the property
- Private spa facilities with sauna and 2 jacuzzis
- Outdoor cinema and entertainment areas

#### Additional Information: Adjacent Plots and Legal Status

- **Adjacent Plots:** Two neighboring villas are currently under construction on separate plots, both expected to be completed within 1 to 2 years. One features a classic Andalusian style and is situated on the highest plot, while the other boasts a modern, contemporary design. Both villas will offer open panoramic sea views from the ground floor.

The price for each turnkey property is €23.5 million, currently in the construction phase and sold off-plan. The developer will review the price once the villas are completed and furnished if they have not been sold beforehand.

- **Protected Adjacent Plot:** The owner of this plot is the current owner of the house at the back. It is **not currently for sale**, as the owner does not want to **take away the views** from their property. However, according to the cadastral reference, it would be **possible to build up to two floors** on this plot.

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- LPO (First Occupation License): The following information will not be included in the LPO, the two guest apartments, spa area, sauna and jacuzzi.
- Internal information: The property was constructed in two phases: one part in 2007 and the larger part in 2019 (FYI). However, for all commercial purposes, it is communicated that construction began in 2023 and the property was brought to market in January 2024.