

Pipera

House for Rent

5 rooms

### CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Usable surface:** 162 sqm
- ▶ **Built surface:** 242 sqm
- ▶ **Land Surface:** 450 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 5
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** P+1E



### DESCRIPTION

Located on an individual plot of 450 sqm, with a unique modern design, the villa is structured on two levels (Ground Floor + 1st Floor) with a built area of 241.7 sqm and a usable area of 162.4 sqm.

Designed to provide high comfort, the villa benefits from intelligent compartmentalization, with 5 bright rooms, premium finishes, a garden of approximately 150 sqm, and generous terraces (55 sqm, including 29 sqm of covered terraces).

#### Layout:

- **Ground Floor:** A living and dining area with access to the garden terrace, a kitchen, a guest bathroom, and a spacious, bright office.
- **First Floor:** 4 bedrooms and 2 bathrooms, one of which has a dressing room and an en-suite bathroom.
- Each property includes a specially designed technical room on the ground floor.
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2 parking spaces.

The villa is rented fully furnished, with bathrooms fully equipped. The finishes are of premium quality.

The construction system consists of structural walls made of reinforced concrete, thermally insulated with a 15 cm layer of expanded polystyrene, and over half of the façade features a ventilated cladding for good resistance and thermal efficiency, positioning the villa in the A energy efficiency category.

All bathrooms have natural ventilation through windows.

The garden is landscaped with grass and an automatic irrigation system. Both the garden and the house façade are illuminated ambiently.

**2,900 EUR**

**0.04 BITCOIN**

**1.48 ETHEREUM**