

Tunari

House for Sale

4 rooms

CARACTERISTICS

- ▶ **AREA:** Tunari
- ▶ **Usable surface:** 140 sqm
- ▶ **Built surface:** 173 sqm
- ▶ **Land Surface:** 315 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** P+1
- ▶ **Balconies :** 2



FINISHES/EQUIPMENT

- ▶ **Others:** Heating System

DESCRIPTION

Premium detached villa (GF+1), located in the private residential community in Tunari. The property has a total built area of 173 sqm, 140 sqm usable area, and benefits from a fully landscaped plot. The villa has been occupied for only two years and is presented in impeccable condition.

The property stands out through significant post-delivery investments exceeding EUR 30,000, providing a high level of comfort, energy efficiency, and low operating costs.

Layout

Ground Floor:

Entrance hall, living and dining area of 37.5 sqm, 15.8 sqm open-plan kitchen, 6.3 sqm technical room, pantry and storage area, bathroom, and a 21 sqm landscaped terrace.

First Floor:

Master bedroom of 21.2 sqm, two bedrooms of 16.3 sqm and 15.8 sqm, two bathrooms, and two balconies with access from the bedrooms.

Features and Benefits

- * 12 kW photovoltaic system with hybrid inverter and 6 kW battery storage.
- * 10 kW Midea air-to-water heat pump with a 190-liter hot water tank.
- * Underfloor heating on both levels.
- * Cooling provided by four concealed Nobus fan coil units integrated into the ceiling.
- * Gealan PVC windows with 4 Seasons triple glazing and UV protection.

- * Pinum entrance door with thermal break.
- * 15 cm EPS 80 external insulation system.
- * Reinforced concrete structure, brick masonry, and concrete floor slab.
- * Fully furnished kitchen equipped with premium appliances.
- * Architectural lighting with recessed magnetic LED profiles.
- * Professionally landscaped garden with lawn, ornamental trees, paved terrace, and automatic irrigation system.
- * 25 m private water well, pressure tank, professional water filtration and softening system, and UV sterilization lamp.
- * Eco-friendly septic tank, prepared for future connection to the public water and sewage network.
- * DIGI fiber-optic internet.
- * Private concrete access road.
- * Two private parking spaces in front of the property.

The photovoltaic system significantly reduces operating costs and, during certain periods of the year, can generate surplus energy that is fed back into the national power grid.

This property is an excellent choice for buyers seeking a modern, energy-efficient home, fully finished and ready to move into, with no additional investment required.

415,000 EUR

6.06 BITCOIN

191.59 ETHEREUM