



Exclusive villa with a luxurious garden

Exclusive villa with luxurious Mediterranean garden in a quiet location, just few minutes away from the Port Adriano! The plot is 2200m², living area 422m² plus terraces. On two floors: elegant living room, 3 bedrooms with 3 bathrooms, kitchen with bar and utility room and much more. Garage for two cars. Separate guest house, large swimming pool, etc.

Ground area m²	2200
Constructed area m²	422
Bedrooms	4
Bathrooms	4
open Terrace m²	151
covered Terrace m²	52
Location/features	Energy Performance Certificates D, contemporary interior design, east-facing, panoramic views
Inside fittings	under floor heating (via oil-fired central heating), air-conditioning h/c, rolling blinds, ceramic floor tiling, fireplace, cloakroom, open-plan kitchen with electrical appliances
Outside fittings	salt water pool, garden with automatic irrigation
Infrastructure	distance to the next golf course less than 3 km, distance to the next beach less than 3 km, distance to the marina less than 3 km
Price	2.400.000€