



## P424007 Front line villa for sale in prestigious resort of Puerto Calero

**€2,400,000**

Ref: P424007

**Puerto Calero**

Exceptional front-line property for sale in the resort of Puerto Calero

This incredible villa – completed in August of 2019 located in the exclusive area of Puerto Calero, Yaiza. Finished to the highest standard with a luxury modern finish combined with innovative design. It is situated on a magnificent plot of land amounting to approximately 810 square meters benefiting from first line views of the beautiful Marina and the Atlantic Ocean.

The property is divided into two separate builds; connected by a hallway. Each of the buildings comprise of two large

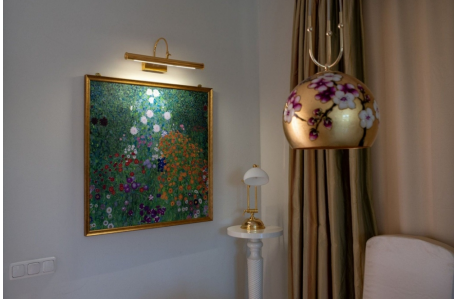
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**C/VARADERO 22, CC YAIZA, LOCAL 7, PLAYA BLANCA 35580 , LANZAROTE**



# Gallery





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# Property Details

## Location: Puerto Calero

Exceptional front-line property for sale in the resort of Puerto Calero

This incredible villa – completed in August of 2019 located in the exclusive area of Puerto Calero, Yaiza. Finished to the highest standard with a luxury modern finish combined with innovative design. It is situated on a magnificent plot of land amounting to approximately 810 square meters benefiting from first line views of the beautiful Marina and the Atlantic Ocean.

The property is divided into two separate builds; connected by a hallway. Each of the buildings comprise of two large bedrooms, a bathroom and toilet. There is a fine quality Italian styled kitchen with a warm, inviting living and dining room. There are wonderful balconies and terraces accessed via the living area for indoor/outdoor living.

One of the buildings is presented over two storeys offering panoramic views from upstairs over the harbour and the incredible pool. There is a bonus of a basement which is accessible from the pool area, consisting of an entertainment area with a pool table, sauna, and toilet. There is an adjoining 40 square meter garage where the pumps and engine rooms are easily accessed also.

The spectacular 40 square meter swimming pool is heated, surrounded by wonderful sunbathing terraces, a shower area, and an automatic pool cover. There is an area of well cared for succulents and garden.

Coming fully furnished with the highest quality material and furniture, the property has items from Italy, Asia and Austria. Adding to the luxurious feel.

There is evidence of innovation and design throughout the property notably in things such as the house being energy self-sufficient and CO<sub>2</sub> neutral. This is provided through the 14 solar panels located on the roof, giving energy to the whole property.

There is an energy efficient air conditioning system, water operated under-floor heating, ceiling cooling, triple-glazed windows, and insulated walls. The pool cover and heating also benefits from the solar energy. Temperature settings are operated via remote control, even remotely! All the safety equipment and kitchen appliances are modern, state of the art devices adding to the modern and high end feel of the villa.

There are countless features within the home that make the property not only unique here in Lanzarote but anywhere. There is an effortless combination of modern finishes with a traditional twist. There isn't an area of the house not well thought out and planned with great attention to detail.

Both houses have licences attached to allow for holiday rentals and have already proven very popular and lucrative, notably for the perfect location and premium destination that is Puerto Calero, providing the famous harbour and shopping precinct.

A true rare gem in an unbeatable area of the island.

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## Property Features

- Sea Views
- South facing terrace
- South facing Balcony
- Near a Marina

- Front Line
- Double Garage
- Pool Views
- Internet
- Private Heated Pool
- Alarm System
- Fully fitted kitchen
- Furnished subject to Inventory
- Air Conditioning
- Private Garden

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