



## listing



### Agenten-Info

Name:	Spanish Life Properties
Name der Firma:	
Land:	Spanien
Erfahrung seit:	2005
Art der Dienstleistung:	Immobilien verkaufen, Immobilien kaufen
Spezialgebiete:	Listing Agent
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Andere
Telefon:	+34 (966) 719-689
Sprachen:	English
Webseite:	<a href="https://spanishlifeproperties.es">https://spanishlifeproperties.es</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 608,727.57

### Standort

Land:	Spanien
Adresse:	Ciudad Quesada
Veröffentlicht:	07.11.2023

### Beschreibung:

**\*\*Luxury Wheelchair-Accessible Villa with Golf Views for Sale in Spain: 5-Bedroom, 4-Bathroom, and Room for More\*\***

This exceptional, wheelchair-accessible villa for sale on the front line of La Marquesa Golf Course, Spain, offers rare luxury with unparalleled accessibility features. Designed with spaciousness and adaptability in mind, this 5-bedroom, 4-bathroom home can become a 6-bedroom, 5-bathroom sanctuary for families, including those with disabled or elderly members. Here's what makes this property unique in Spain's competitive market:

**\*\*Accessibility-Optimized Driveway and Garage for Multi-Generational Living\*\***

With an easily accessible driveway from the street and a wide garage, the villa provides a seamless approach for wheelchair users. The large 4.5m x 6m garage can be converted into an additional ground-floor bedroom, increasing versatility for multi-generational households, such as families with elderly relatives or disabled members.

- **\*\*Cost Estimate\*\***: €1,800- **\*\*Conversion Scope\*\***: Remove the garage door, install a door and window, and install the interior finish to create a comfortable new bedroom.

**\*\*Ensuite Bathroom Addition for Full Ground-Floor Accessibility\*\***

Located beside the garage, a 2.7m x 5m utility room is ready to be transformed into a spacious, accessible



ensuite. This addition ensures independence and comfort for any family member with mobility needs.

- **Cost Estimate**: €4,200- **Scope of Work**: Includes a barrier-free shower, grab bars, and non-slip flooring for optimal accessibility.

**Exterior Ramps for Easy Movement**

With minimal investment, existing exterior steps can be replaced with concrete and tiled ramps, providing unrestricted mobility across the villa's ground floor and outdoor living spaces.

- **Cost Estimate**: €2,000- **Scope of Work**: Creating smooth, well-designed ramps harmonising with the villa's aesthetic.

**A Unique 6-Bedroom, 5-Bathroom Accessible Villa with Golf Course Views**

After modification, the villa offers 6 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. With a rare wheelchair-accessible design, the villa's 140m<sup>2</sup> ground-floor area ensures free movement, while the exterior amenities include:

- **Private Pool**- **Three Large Terraces with Panoramic Views**- **Utility Room**- **Two Lounges**- **Pool Room with Shower and Sauna**

**Significant Property Value Enhancement Potential**

Due to the scarcity of accessible properties, this villa represents a prime investment opportunity. With do-it-yourself renovations, the property could reach €730,000 in value, while a new build on this exclusive plot could approach €1.2 million.

**Prime Accessible Location for a Balanced Lifestyle**

The villa is nestled within the prestigious La Marquesa Golf Course community and combines accessibility with luxury, stunning views, and local conveniences. The property ensures an inclusive lifestyle for families with disabled members without sacrificing comfort or elegance.

**Key Highlights**

- **Post-Conversion**: 6 Bedrooms, 5 Bathrooms- **Build Size**: 267m<sup>2</sup> on a 670m<sup>2</sup> Plot-

**Amenities**: Private Pool, Terraces, Scenic Golf Views- **Parking**: Off-Street Space for 3 Cars, Large Garage- **Investment Potential**: Adaptable for New Builds or Major Upgrades

**Summary**

This luxurious, wheelchair-accessible villa stands out for families seeking adaptable homes in Spain. Ideal for multi-generational living, it's located near La Marquesa Golf Course, and with a few modifications, it becomes a rare, high-value investment. Enjoy golf views, privacy, and ample space—this villa is ready to be your family's dream accessible home.

## Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	265 m <sup>2</sup>
Grundstücksgröße:	670 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

IMLIX ID:

SLP2294

