



## Luxury 5 Bed Villa For Sale In Pamplona-Cendea de Cizur Navarra Spain



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 997,464.88

### Standort

Land:	Spanien
Staat/Region/Provinz:	Autonome Region Navarra
Adresse:	Ctra. de Belascoáin, 6
Postleitzahl:	31190
Veröffentlicht:	05.04.2025
Beschreibung:	Luxury 5 Bed Villa For Sale In Pamplona-Cendea de Cizur Navarra Spain

Esales Property ID: es5554552

6 C. Carr. de Belascoain, Paternáin

Why you should invest in this house

Apart from the value of the house and its attractive surroundings,

important news published in the media on 25 June affects the value and interest in buying/investing in this excellent property as soon as possible

The construction of a data centre in the town of Gazolaz has just been announced, with an investment of 3.3 billion euros, the creation of 2,600 jobs, and the installation of numerous technology companies in the



area.

As a result, the value of houses and land will increase significantly, so don't miss this opportunity.

We are in a privileged environment where our 13th-century Romanesque church and 21st-century high technology come together with the creation of the new Data Centre.

In September, we will raise the price, and at the end of the year, with the official approval/launch of this project, we will raise it again.

## An Idyllic Retreat in Pamplona-Gazólaz: A Sanctuary of Nature and Urban Proximity

Discover an exclusive opportunity to own a meticulously crafted independent home in the serene enclave of Gazólaz, a charming town within the municipality of Cendea de Cizur, nestled in the Foral Community of Navarre, Spain. This region, renowned for its exceptional quality of life, offers a harmonious blend of natural beauty and urban convenience. The property, a haven of tranquility, provides a unique lifestyle, seamlessly integrating modern comforts with the picturesque landscapes of the Navarran countryside.

### A Haven of Space and Versatility:

This exceptional residence, thoughtfully designed across two levels, caters to diverse living needs. The ground floor, a testament to spaciousness and versatility, features a generous living-dining area, perfect for both intimate gatherings and grand entertaining. A well-appointed kitchen, complete with a pantry, provides ample storage and culinary space. A convenient toilet and an office, which can be easily converted into an additional bedroom, enhance the functionality of this level. A glass-enclosed porch extends the living space, offering a tranquil retreat for relaxation and enjoyment of the surrounding scenery.

Ascending to the first floor, a sanctuary of comfort and privacy awaits. The master bedroom, a haven of luxury, features a dedicated dressing room, a full bathroom, and a private enclosed terrace. An additional bedroom with an en-suite bathroom provides further comfort and convenience. Three more double bedrooms, sharing a well-appointed bathroom, offer ample accommodation for family and guests. Two covered terraces on this level provide additional outdoor living space, perfect for enjoying the region's mild climate.

### A Garden Oasis and Communal Amenities:

The property is nestled within a 500-square-meter garden, a verdant oasis adorned with mature fruit trees, including fig, medlar, apricot, and olive trees. This private sanctuary offers ample space for outdoor recreation and relaxation, featuring a barbecue area and a stone table overlooking the majestic mountains.

The development, comprising six independent homes, fosters a sense of community while maintaining individual privacy. Residents enjoy access to a communal pool, meticulously landscaped gardens, a 2,340-square-meter tennis court, and ample parking.



## A Privileged Setting and Strategic Location:

Gazólaz offers a privileged setting, surrounded by the natural beauty of the Navarran countryside, while remaining conveniently close to the vibrant city of Pamplona. The property's proximity to the University of Navarra, the University Clinic, and the Cima Research Center makes it an ideal location for academics and professionals.

The region's exceptional connectivity enhances its appeal. San Sebastián's pristine beaches are just an hour away, while the snowy peaks of Jaca are within a 90-minute drive. Pamplona's national airport provides convenient domestic travel, and the international airports of Bilbao and Biarritz, both within a 90-minute drive, offer seamless access to global destinations. The property's location along the Camino de Santiago route adds to its historical and cultural significance.

## Historical Charm and Architectural Significance:

Gazólaz is steeped in history, boasting a rich architectural heritage. The parish house, the 13th-century Church of Our Lady of Purification, and the atrium in the Town Hall Square form an architectural complex with a distinct medieval flavor. Several palatial houses, including the one adjacent to the town hall, with its semicircular voussoir doorway and arched gallery, further enhance the town's historical charm.

## A Call to Navarran Living:

This exceptional independent home in Pamplona-Gazólaz offers a rare opportunity to embrace a lifestyle of tranquility, comfort, and convenience. The combination of spacious living areas, private gardens, communal amenities, and a privileged location makes this property a truly unique offering.

## Important Considerations:

The data provided, including surface areas, is for informational purposes only. Furniture, fixtures, and decorative objects are not included in the advertised price. The advertised price excludes taxes, notary fees, and registry fees. The buyer is responsible for paying applicable taxes and fees. For new-build homes, VAT and AJD (Spanish Property Tax) are applicable. In the event of future assessments, the property owner at the time of accrual is responsible for payment. The property is sold 'as is,' and buyers are advised to verify the functionality of all facilities.

## Key Features:

- \* Location: Pamplona-Gazólaz, Cendea de Cizur, Navarre, Spain
- \* Property Type: Independent Home
- \* Levels: Two floors
- \* Garden: 500-square-meter garden with fruit trees
- \* Communal Amenities: Pool, gardens, tennis court, parking
- \* Bedrooms: Five (including master suite)
- \* Bathrooms: Three full bathrooms



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- \* Living Spaces: Living-dining area, kitchen, office/bedroom, enclosed porch
  - \* Terraces: Three covered terraces
  - \* Location Benefits: Proximity to Pamplona, universities, research centers, beaches, ski resorts, airports, Camino de Santiago route
  - \* Historical Significance: 13th-century church, palatial houses

This property offers a unique opportunity to experience the idyllic lifestyle of the Navarran countryside while remaining conveniently close to the vibrant city of Pamplona.

Optional: 2 shares of golf course( 15 minutes from the house ), with gym, tennis/padel court, hydrotherapy and social club ( see slides )

Optional: Garage centre of Pamplona

For the sale process the owner can provide the buyer with the name of an independent company expert in accompanying all the ADMINISTRATIVE MANAGEMENT of the sale, (reservation, deposit contract, purchase contract, deed, home insurance, etc.), coordinating the communication between the two parties.

## ABOUT THE AREA

Pamplona-Cendea de Cizur, nestled in the picturesque region of Navarra, Spain, offers a unique blend of rural tranquility and urban accessibility. Cendea de Cizur, a municipality encompassing several charming villages including Gazólaz, lies just a short distance from the vibrant city of Pamplona. This proximity allows residents and visitors to enjoy the peaceful countryside while having easy access to Pamplona's rich cultural heritage, bustling city life, and excellent amenities.

The area is renowned for its stunning landscapes, characterized by rolling hills, verdant fields, and the majestic Pyrenees mountains in the distance. This natural beauty provides ample opportunities for outdoor activities, including hiking, cycling, and exploring the numerous walking trails that wind through the countryside. The region's rich history is reflected in its charming villages, each boasting traditional architecture and a strong sense of community.

Pamplona, the capital of Navarra, is a city steeped in history and tradition, most famously known for the San Fermín festival and its running of the bulls. Beyond the festival, Pamplona offers a wealth of cultural attractions, including historic churches, museums, and art galleries. The city also boasts a thriving culinary scene, with numerous restaurants serving traditional Navarran cuisine and modern international dishes.

The area's strategic location provides excellent connectivity to other parts of Spain and Europe. With its proximity to Pamplona, residents and visitors benefit from the city's infrastructure and transportation links.

For those traveling to Pamplona-Cendea de Cizur, the nearest and most convenient airport is:

- \* Pamplona Airport (PNA):



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- \* This airport provides domestic flights, connecting Pamplona to major cities in Spain.
  - \* For international flights, travelers can easily access the airports in Bilbao or Biarritz, which are located about a 90-minute drive away.

## MAiN FEATURES:

- \* 260m<sup>2</sup> of living space
- \* 500m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Allgemein**

Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	260 m <sup>2</sup>
Grundstücksgröße:	500 m <sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Zusätzliche Informationen**

URL der virtuellen Tour: <https://www.youtube.com/embed/Z-UdJVze9E8>

### **Kontaktinformation**

IMLIX ID: IX6.786.504

