



## SPECTACULAR VILLA JUST A STONE'S THROW FROM SEVILLE AND DOÑANA



### Information de l'agent

Nom: António Pereira  
Nom de compagnie: ITHLUX  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 515,000

#### Location

Pays: Espagne  
État/Région/Province: Andalousie  
Ville: Séville  
Soumis: 10/02/2025

#### Description:

DON'T MISS THIS LISTING, ITHLUX-SEVILLA offers you this unique opportunity to live in a spectacular property!

Because you want the best for you and your loved ones, this single-family house will not leave you indifferent. Located in Seville's Aljarafe, in the prestigious gated community "Las Minas Golf", in the municipality of Aznalcázar, this enclave has become one of the favourite destinations for those looking for tranquillity, nature and a privileged environment.

Let me summarize what makes it so special and so suitable for your family and for the lifestyle you want to have:

#### Characteristics of the Urbanization:

Leisure activities: Golf, swimming pools, paddle tennis courts, cafeteria and terrace.

Sports and Recreation: Hiking trails, horse riding and an equestrian center.

High Quality Facilities: Social club, playgrounds and a wide variety of entertainment options.

Natural Environment: Located less than 30 minutes from Seville and 40 minutes from the beaches of Mazagón, near the Doñana National Park and the Vado del Quema.



## The Property:

Detached Villa on a plot of 972 square meters, with 322 square meters built.

Modern and Functional Design with luxury qualities.

Incredible views of the golf course and own swimming pool.

Two floors: Open spaces, luminosity and functionality.

## Housing Distribution:

### Main Floor:

Double Height Lobby: Open and bright spaces.

Fully Equipped Kitchen: High-end appliances and furniture, with independent access to the porch.

Service Room and Bathroom.

Guest Room.

Great Room: Exit to the porch converted into a glazed solarium, suitable for any season, overlooking the infinity pool that merges with the garden and the golf course.

### Second Floor:

Three Bedrooms and Two Bathrooms: The entire floor with new wood flooring.

Master Bedroom: En-suite bathroom and large, partially covered terrace overlooking the garden and golf course.

## Extras:

\* 7,200 Wp PHOTOVOLTAIC STATION, NEWLY INSTALLED AND OPERATIONAL!!

Central Air Conditioning and Independent Splits in different rooms.

High Quality in Enclosures and Construction.

Space for Private Parking, guest bathroom and very large laundry room.

Home automation: Latest advances in home technology.

## Benefits of Location:

Proximity to Amenities: Supermarkets, banks, shops and parks.

Excellent connections: Less than 30 minutes from Seville and 40 minutes from the beaches of Mazagón, in the Doñana National Park and two steps from the Vado del Quema. Perfectly connected by bus and bike lane.

Don't miss the opportunity to live in one of the most exclusive environments and with the best facilities in Seville's Aljarafe. **CONTACT NOW** to schedule a visit and fall in love with your new home at Las Minas Golf. Enjoy a healthy and active life surrounded by nature and with all the comforts at your fingertips.

In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, clients are informed that notary, registry and I.T.P. expenses are not included in the price, as well as real estate intermediation fees. D.I.A. document is available, based on the provisions of Decree 218 05 of 11 October, which regulates the Consumer Information Regulation on the sale and lease of homes in Andalusia

- REF: ITH3280

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## Commun

Chambres:	5
Salle de bains:	4
Pied carré fini:	300 m <sup>2</sup>
Dimesions du lot:	972 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://floorfy.com/tour/2321707>

## Contact information

IMLIX ID: ITH3280

