



## Exclusive villa in Simón Verde – Space, privacy and privileged natural environment



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 580,000

#### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Andalusia
Città:	Seville
Pubblicato:	22/07/2025

#### Descrizione:

If you are looking for a spacious home, with a garden, private pool and a truly unique environment, you will fall in love with this property in the Simón Verde urbanization.

Located in one of the most valued residential areas of Seville's Aljarafe, ITHLUX Sevilla offers you this house of 334 m<sup>2</sup> built on a private plot of 971 m<sup>2</sup>, surrounded by nature, tranquility and exclusivity.

Layout designed to enjoy  
The house is distributed over two floors:

\* Main floor with 3 bedrooms, spacious living-dining room with fireplace, fully equipped kitchen and 2 bathrooms.

\* Lower floor or semi-basement, with direct access to the garden, which has 3 more bedrooms, 2 bathrooms (one complete and a toilet - laundry room), ideal as a guest area, games room, professional office or independent apartment.

Indoor and outdoor comfort  
\* Central air conditioning



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- \* Marble and stoneware floors, elegant and fresh
  - \* Covered garage
  - \* Private swimming pool, surrounded by mature vegetation
  - \* Automatic irrigation system with water from a communal well (shared by only 7 households)
  - \* Garden space with large cage for tropical birds: a unique corner for nature lovers

### Charming communal area

From the private garden there is direct access to an exclusive common area for 7 neighbours: a perfect green space as a picnic area, promenade or rest area under the trees. A real luxury if you are looking for peace, privacy and outdoor life without leaving Seville.

### Ideal for families looking for:

- \* Live surrounded by greenery, but with good connection to the city
- \* Real spaciousness to live, work and enjoy at home

A ready-to-move home with personality and unique details

Do you want more information or to schedule a visit? **THIS PROPERTY IS SPECIAL. CALL US NOW** and find out why it can be your next home.

In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, customers are informed that notary, registry and I.T.P. expenses are not included in the price. Available document D. I. A, 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: ITH3723

Nuovo:	No
Costruito:	1989

### Comune

Camere da letto:	6
Bagni:	4
Dimensione del lotto:	971 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID:	ITH3723
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# IMLIX

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