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## Stunning 3 Bed La Colonia Villa For Sale in Guadassuar Valencia Region



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | Niall Madden  |
| Şirket Adı:       | Esales Property Limited   |
| Ülke:             | United Kingdom  |
| Experience since: | 2002  |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefon:          |   |
| Languages:        | English   |
| Web sitesi:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |             |
|------------|-------------|
| İçin mülk: | Satılık     |
| Fiyat:     | EUR 400,000 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Spain      |
| Eyalet/Bölge/ Şehir: | Valencia   |
| Şehir/İlçe:          | Guadassuar |
| Posta kodu:          | 46610      |
| Yayınlandı:          | 16.12.2025 |

### Açıklama:

Stunning 3 Bed La Colonia Villa For Sale in Guadassuar Valencia Region Spain

Esales Property ID: es5554908

Guadassuar  
Valencia  
46610  
Spain

La Colonia: A Sanctuary of Sustainable Luxury within La Garrofera Nature Reserve

La Colonia stands within the heart of the La Garrofera Nature Reserve in Valencia, Spain. La Garrofera around Alzira is a distinctive and scenic rural enclave within the municipality of Alzira, characterized by gently rolling countryside, agricultural land, and the rugged foothills of the Sierra de Tous. This natural area lies about twelve kilometres from the urban centre, set amid open fields and Mediterranean vegetation, offering opportunities for outdoor recreation, tranquil country walks, cycling, and enjoying panoramic views of the landscape away from the bustle of the city. The terrain is shaped by natural slopes



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and farmland, making it a pleasant backdrop for countryside scenery and informal excursions into nature.

This exceptional country villa is strategically positioned amidst rolling hills and productive orange groves, guaranteeing a level of absolute privacy and tranquility rarely found so close to urban centers. Originally constructed in 1972, the property has undergone a meticulous and comprehensive renovation to the highest professional standards. The result is a residence that gracefully honours its Spanish architectural roots—maintaining its inherent charm and substantial presence—while dramatically upgrading its performance, efficiency, and contemporary comfort. This transformation has not simply been cosmetic; it represents a deep commitment to modern infrastructure, starting from the perimeter and extending throughout the home. Access to the estate is secured by fully automated, electrified gates, setting the tone for the quality and convenience that define the entire property. Upon entry, it is immediately evident that La Colonia offers far more than a typical retreat; it is an established, high-performance estate designed for discerning individuals who value both luxury and environmental responsibility. The meticulous attention to detail during the renovation phase ensures that the villa is not merely updated but functionally superior and prepared to deliver a premium, worry-free living experience from the moment of acquisition, positioning it as a genuinely rare asset in the region's luxury real estate landscape.

## Engineering True Energy Independence and Modern Infrastructure

The most defining and compelling characteristic of La Colonia is its absolute commitment to energy independence, an increasingly valuable feature in today's world. Capitalizing on the region's abundant sunshine—averaging over 320 days of clear weather annually—the villa operates on a sophisticated, newly installed 24V off-grid solar power system. This professional-grade installation is the backbone of the property's self-sufficiency, featuring high-efficiency American solar panels and a robust bank of industrial-grade Black Bull batteries. This system is designed to provide reliable, year-round power, completely eliminating the need for municipal electricity services and rendering electricity bills a distant, welcomed memory. To ensure absolute operational continuity, the system is complemented by an automatic backup generator. Beyond the power system, the property's entire functional infrastructure has been completely overhauled and modernized. This includes entirely renewed electrical and plumbing networks throughout the entire structure. Furthermore, environmental efficiency is seamlessly integrated through a sub-terrain, enzyme-driven sewage tank—a state-of-the-art solution that operates without the need for periodic emptying. New, high-efficiency gas boilers and individual shower units have been installed in all bathrooms, guaranteeing instant and consistent hot water. Finally, the extensive grounds are maintained effortlessly thanks to a newly implemented, high-efficiency automated irrigation network that covers the entire estate, ensuring the natural beauty of the gardens is sustained with minimal water waste and effort.

## External Elegance and Luxurious Outdoor Entertaining Spaces

Spanning an impressive 38 metres in length, La Colonia possesses a commanding architectural presence harmoniously integrated within its natural surroundings. The outdoor spaces have been thoughtfully designed to create zones of relaxation, beauty, and practical enjoyment. The residence is flanked by two mature, beautifully curated palm gardens, which have been specifically landscaped for year-round elegance and low maintenance, allowing the owners to spend more time enjoying the environment rather than tending to it. The crowning jewel of the exterior is the substantial 13.5-meter by 5-meter swimming



pool, offering ample space for both exercise and leisure. Safety and aesthetics are meticulously balanced around the pool area by a discreet, low-level dividing wall, designed specifically to ensure child safety without interrupting the visual flow or the expansive views across the property. The pool terrace itself is an expansive area perfect for sunbathing and large-scale outdoor entertaining. The thoughtful inclusion of necessary pool maintenance equipment, including new robotic cleaners, and a comprehensive suite of high-quality outdoor furnishings—such as comfortable sun loungers and a large, permanent 4m x 3m pool parasol—means the new owner can step directly into a life of immediate, effortless relaxation. These external features combine to create a quintessential Spanish villa experience, perfectly suited for the Mediterranean climate and the demands of contemporary outdoor living and hosting.

## Internal Comfort, Accommodation Layout, and Turnkey Readiness

Internally, La Colonia has been configured for maximum comfort, versatility, and ease of entertaining. The functional heart of the home is the expansive, open-plan living and kitchen area, designed as a central communal space that connects seamlessly to the outdoor terraces. This area is complemented by a convenient guest toilet. The sleeping quarters are arranged to offer maximum privacy and independence. The main bedroom suite is a generous sanctuary, featuring an adjoining, spacious ensuite bathroom equipped with a full-size bathtub. Critically, the property features two additional, independent guest suites, each with its own separate access directly from the terrace. These suites are perfect for accommodating family or visiting guests, and each benefits from its own large, modern ensuite bathroom. This independent configuration also lends itself exceptionally well to premium rental potential, allowing the owner to monetize the space without compromising the privacy of the main residence. Throughout the entire villa, climate control is managed by newly installed, high-efficiency Mitsubishi systems, which provide quiet and reliable cooling or heating in the living room and all three bedrooms, ensuring year-round comfort. Practicality is addressed by a large garage, currently repurposed to house the advanced solar installation, as well as ample, separate storage spaces located within the villa's under-build. La Colonia is offered for sale fully furnished, making it a genuinely turnkey property. This includes all new white goods, a wide array of gardening and estate equipment, and all high-quality interior furniture, allowing the new owners to occupy and enjoy this modern, energy-independent retreat from day one.

While La Colonia offers exceptional privacy and seclusion within the protected nature reserve, it benefits from a reassuring sense of community and security that is often lacking in isolated countryside estates. The property is situated near three neighboring chalets: one is permanently occupied by friendly local Spanish residents, while the other two are rarely-used weekend retreats, also owned by natives. We believe in complete transparency regarding the property's surroundings to ensure buyer satisfaction. The significant advantage of this arrangement is that while your privacy is maintained, you are not entirely isolated; the resident families are renowned for their friendliness, and a tradition of mutual help is a cherished custom in this region—a valuable asset for country living. Furthermore, for convenient property management, a trusted English-speaking family resides just five minutes away, offering professional, bilingual assistance with gardening, maintenance, and any unforeseen repairs. As a final, delightful benefit, the back garden is flanked by a well-maintained avocado field; the friendly local owner frequently shares the bountiful harvests of delicious, organically-grown fruit, adding a unique, charming connection to the land and local culture.

## ABOUT THE AREA



Nestled near the historic town of Tous and its renowned water reservoir, La Garrofera enjoys a privileged natural setting defined by purity, abundance, and balance. This area enjoys exceptionally high-quality water sourced from a protected environment. This supports one of Spain's most cost-effective water supplies. This rare convergence of natural resources and environmental stewardship makes La Garrofera an ideal destination for refined living in harmony with nature

Guadassuar is a tranquil municipality located in the Ribera Alta comarca (county) within the Valencia Region (Valencian Community) of Spain. Situated about 35 kilometers south of the city of Valencia, it is characterized by its location in a fertile plain, historically dominated by agriculture. The town maintains a modest size, with a population of approximately 6,000 residents, offering a more serene and traditional Spanish village experience compared to the bustling coastal cities. The official languages are both Spanish and Valencian, reflecting the region's unique cultural identity.

The local economy of Guadassuar has deep roots in agriculture, specifically the cultivation of citrus fruits, with orange groves being a prominent feature of the surrounding landscape. This agricultural tradition defines much of the area's rhythm and heritage. While information on specific historical landmarks within Guadassuar is limited, the town serves as an excellent base for exploring the rich historical and natural attractions of the broader Ribera Alta area. Visitors can enjoy local gastronomy and immerse themselves in the quiet, community-focused life typical of the Valencian interior.

Guadassuar's location makes it a convenient gateway to significant natural and cultural sites. It lies relatively close to the La Murta Municipal Natural Park in the nearby town of Alzira, which offers hiking and opportunities to appreciate the local Mediterranean flora and fauna. Furthermore, the vibrant capital city of Valencia is easily accessible by road, providing a contrast with its world-class attractions like the City of Arts and Sciences, historic central market, and beautiful beaches. The accessibility to both rural tranquility and urban excitement adds to the municipality's appeal.

For air travelers, the nearest and most convenient airport to Guadassuar is Valencia Airport (VLC), also known as Manises Airport. The airport is situated approximately 34 to 45 kilometers away, depending on the exact route taken. Travel time by car is typically around 30 to 45 minutes, making it a very accessible entry point. Alternative airports further afield include Alicante–Elche Airport (ALC), but Valencia Airport is by far the closest and most practical choice for those visiting Guadassuar.

## MAIN FEATURES:

- \* 262m2 of living space
- \* 1443m2 plot
- \* 3 Bedrooms
- \* 3 bathroom + 1 guest toilet
- \* Stunning Views
- \* Private Parking
- \* 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



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- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Powered by modern solar system

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## Genel Bilgiler

|                   |         |
|-------------------|---------|
| Yatak odası:      | 3       |
| Banyo:            | 4       |
| Bitmiş metrekare: | 262 m2  |
| Arazi Büyüklüğü:  | 1443 m2 |

## Utility details

|          |      |
|----------|------|
| Heating: | Evet |
|----------|------|

## Rental details

|            |      |
|------------|------|
| Furnished: | Evet |
|------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.016.497 |
|-----------|-------------|

