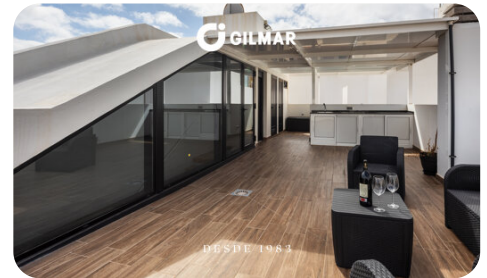


Townhouse for sale in Las Palmas de Gran Canaria - Las Palmas

Las Palmas de Gran Canaria, Las Palmas

Reference: 197911



680,000 €

2,446 €/m²



278 m²



4 (3+1)



5 (1+2)



Yes

Description

Gilmar offers you the possibility to re-release this three-storey detached house above ground with only two years old. It is an ideal home for a family looking for a modern style with sea views and a fabulous terrace where you can sunbathe or enjoy a barbecue with friends. We access from the first floor where we find a spacious garage for two cars that communicates with the interior of the house. On this floor is located the laundry area with vertical ventilation and a full bathroom that makes it easy to solve everything related to the equipment for sports or days of field and beach without having the need to walk the sand. Finally, a whole delight of storage in the basement of the staircase and a

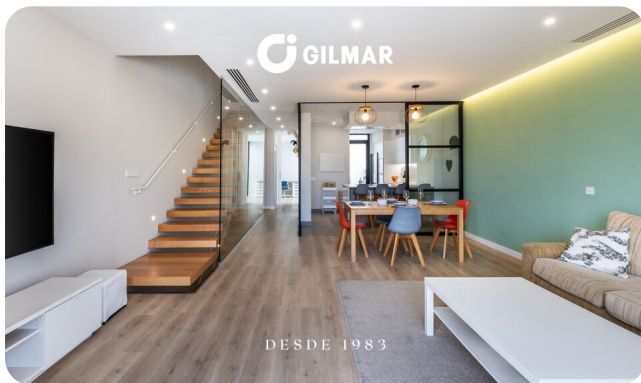
brand new elevator that connects the house from the garage to the roof. On the second floor the day area, with an open space living room kitchen with the possibility of separating these rooms with sliding glass doors. It is a space to share from breakfast to dinner, both when our kids do their homework and when we organize a dinner with friends. The design of the facade keeps the focus on allowing sea views from all exterior rooms so that both from the living room sofa and from the bed in the master bedroom, the sea is the protagonist. On the next level is the rest area that completes this house with three bedrooms and two bathrooms. Another aspect to mention of the house within its

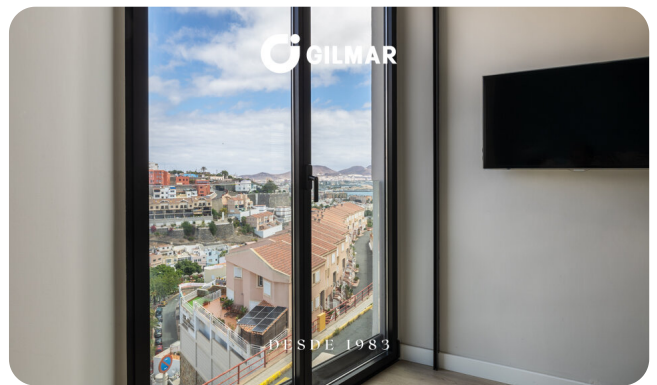
Description

constructive characteristics of first level is the thermal and acoustic insulation, this is oversized collecting layers of block, rock wool, again block and rock wool and ends with plasterboard to the interior. In line with the search for acoustic quality, rock wool also surrounds the pipes to minimize the noise of falling water and in search of energy efficiency and consumption, all bathrooms have a hot water return button that when pressed activates a function in the water heater that brings hot water to the bathroom in question. The high range of the Cortizo brand closes the chapter of insulation and soundproofing being present in all the enclosures of the house. If the temperature of the house was still not adequate, there is pre-installation of air

conditioning ducts to finish adapting to the new owner. The energy rating, as it can not be otherwise, corresponds to level C, unusual to obtain and could even be improved by installing solar panels in a space designed in the project for this purpose. In the chapter of lighting also sought to adapt to all vital moments, the lighting system is designed for two types of lighting: halogens with white light to have the best light in study and work spaces, and warm lighting company through wall tubs in bedroom and dressing room of the master bedroom, and in the living room, as well as the lights of the stairs and terrace. A house that surprises and enchants at the same level.

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.