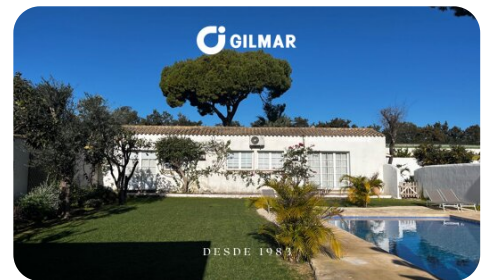


Villa for sale in Puerto de Santa María - Cádiz

Puerto de Santa María, Cádiz

Reference: 206124



1,050,000 €

3,191 €/m²



329 m²



7 (7+0)



5 (5+0)



No

Description

Discover this amazing detached villa located in the sought-after private urbanisation of Ciudad Ducal, in Puerto de Santa María, Cádiz. An exclusive enclave that combines the calm of a residential environment with the proximity to the sea, offering an exceptional lifestyle.

Built on a generous plot of 1,000 m², this villa, completely refurbished in 2022, has two completely independent and equipped homes, ideal for large families or as an investment for holiday rentals. The main house, distributed over two floors, has 4 bedrooms, one of them on the main floor, and 3 complete bathrooms (2 en suite), an elegant kitchen with laundry area, a living-dining room and a spacious living room. The secondary flat, perfect for

guests or family, with 3 bedrooms, 2 bathrooms (1 en suite), and a complete kitchen with living room. It is fully air conditioned.

The exterior of the property is a perfect oasis to enjoy the Mediterranean climate. A large garden surrounds the swimming pool, which acts as a central point between the two homes, accompanied by an outdoor dining area and a cosy covered porch. In addition, the plot includes parking spaces for two vehicles.

With a constructed area of 330 m², the property stands out for its high quality finishes, fitted wardrobes, terrace, storage room, air conditioning and individual electric heating.

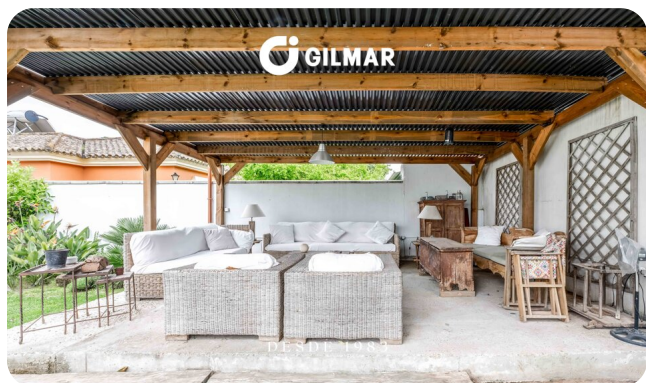
Description

Located in the Bahía de Cádiz area, the Puerto de Santa María neighbourhood is synonymous with exclusivity and serenity. This residential area is known for its proximity to the beaches, its green areas and its safe and family atmosphere. The Ciudad Ducal residential area is especially valued for its privacy and its proximity to key points of the city. Less than 10 km away, there are prestigious schools such as El Centro Inglés, renowned for its educational excellence. The Vistahermosa

Shopping Centre is just a few minutes away, offering a wide selection of shops, supermarkets, restaurants and services. The area is well connected with bus routes providing easy access to the main areas of Puerto de Santa Maria and the surrounding area.

This villa is not just a home, but a living experience. Its design, distribution and location make it the perfect place for those seeking luxury, comfort and proximity to the sea.

Photographs



Location and points of interest



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