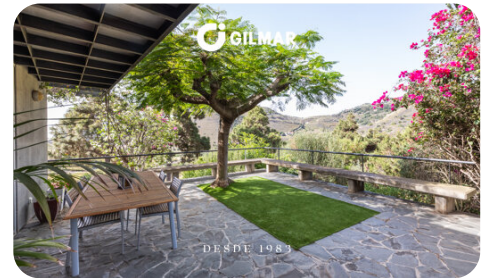


Villa for sale in Las Palmas de Gran Canaria - Las Palmas

Las Palmas de Gran Canaria, Las Palmas

Reference: 225484



840,000 €

3,500 €/m²



240 m²



3 (3+0)



3 (3+0)



Yes

Description

Aquí tienes la traducción al inglés:

Gilmar presents this exceptional home set on a plot of approximately 1,630 square metres, of which 780 are urban land and the remainder rustic, sold together with two adjoining plots of rustic land totalling 1,270 square metres, suitable for growing fruit trees or the vineyards typical of the Bandama area. Altogether, the sale comprises three plots totalling around 2,900 square metres.

Set halfway up a hillside, on the edge of the Bandama-Tafira Protected Landscape, the main plot – independent and self-contained – on which

the house stands offers truly unique scenic qualities. Its volcanic "picón" soil, together with a garden of native vegetation, creates a natural connection with the surrounding landscape. Every room in the house opens onto sweeping views that immerse it in its natural setting.

Two features define its character: the abundant light that pours in through its large windows and skylights, and the open interior spaces and volumes that convey a sense of spaciousness, warmth and wellbeing.

Built in 1999, the house totals 240 square metres of

Description

built area, spread over two floors. On the ground floor, covering 125 square metres, the main entrance – connected to the terrace-garden – leads into a spacious double-height living room panelled in beech wood, with a library and fireplace. This space connects to an independent kitchen fitted with a central island and top-brand appliances, and to the dining room. The service entrance leads to a laundry and ironing room adjoining the kitchen. This floor is completed by a guest toilet, a storage room and a small cupboard beneath the central staircase.

The central staircase leads up to the first floor, covering 115 square metres, arranged around a family room that distributes the different areas and gives access to a rear terrace-garden. Here are the three bedrooms and two bathrooms, all with windows to the outside. The master bedroom, en-suite style, includes a dressing room and private bathroom, while the other two bedrooms have built-in wardrobes.

The house is built with top-quality materials and fittings: Technal aluminium window frames, safety glass with acoustic insulation, and motorised aluminium shutters. The flooring combines parquet in the main living room, black South African granite in the kitchen and dining room, Carrara marble in the bathrooms, and laminate wood flooring in the bedrooms and the first-floor family room.

An elegant metal-framed pergola surrounds the

main façade, shielding the outdoor space from excess sun while also serving as a covered parking area for two vehicles.

South-west facing, the house has solar thermal hot water and a recently installed photovoltaic solar panel system, resulting in significant energy savings and earning it the highest energy efficiency certification: A.

Its current layout allows for extensions to the exterior and reorganisation of the interior spaces, should the new owners wish to increase the number or size of the rooms.

This modern, urban-comfort chalet blends perfectly into its rural setting, ideal for a lifestyle connected with nature, in a calm and relaxing environment just fifteen minutes from the city of Las Palmas de Gran Canaria, from work, or from Las Canteras beach. Sleep in complete silence and wake to birdsong and the breeze from the surrounding trees. All amenities – supermarkets, pharmacies, schools, health centre – are close by, with neighbours nearby yet without any sense of isolation, while still being able to grow your own vegetable garden or enjoy walks and outdoor sport around the Bandama volcano without needing a car.

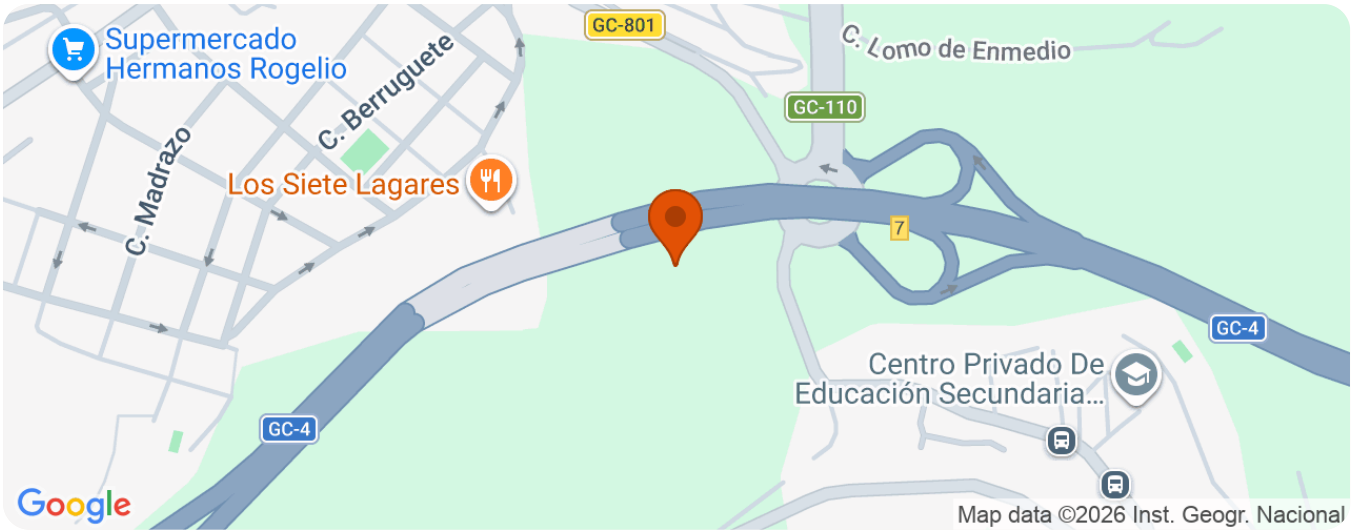
The house was designed by architects Federico García-Barba and Cristina Vázquez de Parga, and was selected for the prestigious Manuel Orea Regional Architecture Award 1999-2000.

Photographs





Location and points of interest



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