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apartment for sale Agra De Ozán, Coruña



****BEST-HOUSE and LUXURY at its FINEST** come together to introduce **CITANIA**, the **PREMIUM** private residential complex par excellence in A Coruña. ****~Living in CITANIA is SYNONYMOUS with EXCLUSIVITY, SECURITY and COMFORT.~A UNIQUE property, at the forefront in both quality and services.~The fully enclosed building is located in a privileged setting overlooking the bay of A Coruña and offers sports courts, gardens, a plaza, a heated swimming pool with changing rooms and showers, a gym, dry sauna, pilates area and SPA.~The residence, entirely exterior and boasting panoramic views over the bay from all main rooms, offers 159 m2 of built area and is divided into two clearly defined zones:~In the ****DAYTIME AREA****, you will find a spacious fully fitted kitchen, laundry room, and the spectacular living-dining room—an ideal space from which to enjoy first-line sea views.~In the ****NIGHT-TIME AREA****, there are three large double bedrooms with built-in wardrobes; the master bedroom features an en-suite bathroom with walk-in shower and dressing room. All bedrooms offer sea views.~There is also a second full bathroom.~For added convenience, the property includes ****TWO parking spaces and a STORAGE ROOM****.~****FEATURES AND FINISHES INCLUDE:****

****~**Flooring:**~Ceramic flooring by D'IMOLA and SALONI in kitchen and bathrooms; JUNCKERS wooden flooring throughout the remainder of the property.~****Wall finishes:**~Ceramic tiling by D'IMOLA, NOVAGRES and VIVES.~****Sanitaryware and taps:**~DURAVIT sanitaryware and DORNBRACHT fittings.~Built-in GERABIT cisterns.~---~**### **EXTERIOR CARPENTRY**~Anthracite-lacquered aluminium with thermal break, top-level insulation and airtightness certifications.~Opening systems depend on window position and type.~Double glazing with 6 mm outer pane, 12 mm air chamber and inner laminated 3+3 Akustek pane for acoustic insulation on façade windows.~Double glazing with 4 mm outer pane, 12 mm air chamber and 6 mm inner pane for courtyard windows.~Motorised roll-up aluminium shutters with polyurethane foam insulation.~---~**### **INTERIOR CARPENTRY**~Armoured entrance door finished in Wengé wood. High-security KABA cylinder with complete master key system.~Three-point security lock.~Internal doors and glazed partitions pre-fabricated and finished in Wengé wood.~---~**### **CLIMATE CONTROL & HEATING**~Centralised climate system with individualised control for each residence, offering hot or cold air emission in the living room and bedrooms, with dehumidification function. “Inverter” technology.~Low-consumption programmable electric radiators in the kitchen.~Heated towel rails in bathrooms.~---~**### **CENTRALISED VACUUM SYSTEM**~Vacuum machine integrated into the kitchen furniture.~---~**### **COMMON AREAS**~• Each of the six entrance halls features mosaic murals created by renowned local artist Jorge Peteiro.~• Automatic lighting with motion****************

detectors in lobbies and staircases.~• Thyssen-Krupp lifts for 8 people, travelling at 1.6 m/s, with duplex universal control, positional indicator and LCD screen in the cabin.~• Private gated development with controlled access via video entry system.~• CCTV with security cameras throughout the perimeter, monitored from the concierge control centre.~• Exclusive SPA with swimming pool, saunas, steam rooms, and fully equipped gyms for weight training and pilates, located on the first basement level and naturally lit through a skylight in the private plaza. Covered access from each entrance hall without the need to go outside.~**Book a visit and discover CITANIA.**~

property details

Spanishestate **6332699**
id:
reference:: **13730-IVN**
close to/ located: **Agra De Ozán**
region: **Coruña**
property type: **apartment**
rooms: **3**
property surface: **149 m2**
surface plot: **- m2**
price: **€ 1.500.000**

contact

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