

SPANISHSTATE

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villa for sale Roturas, Villuercas



Spectacular villa for sale in a quiet, established residential area of Otura, with completely unobstructed views of the Sierra Nevada mountains. This unique property combines spaciousness, natural light, and architecture designed for year-round family enjoyment.~~The house was completely renovated in 2023, incorporating modern energy-efficient systems and high-quality materials. With approximately 600 m² of living space on a 1,182 m² plot, it offers generous living areas, ample privacy, and a comfortable layout for everyday living.~~A unique architectural feature~The house is organized around a spectacular Andalusian-style interior courtyard of approximately 100 m², featuring marble pillars and a central fountain. This courtyard connects the main living areas and creates an elegant, luminous, and very special atmosphere. It is the perfect space to enjoy year-round: al fresco breakfasts, family gatherings, or simply a peaceful retreat within the home. Comfortable and Functional Layout~The main floor houses the everyday living area: a very spacious living room connected to a high-end kitchen with a large central island, ideal for cooking with family or entertaining guests. Most rooms have access to or views of the interior patio and garden, providing a constant feeling of light and spaciousness.~This floor also includes three bedrooms, two full bathrooms, and a powder room—a very practical layout for families with children, guests, or a home office.~The upper floor is reserved for the private area of the house, where the master bedroom is located, complete with a large dressing room, a full bathroom, and a large balcony with direct views of Veleta and Sierra Nevada mountains.~Additional Spaces~The semibasement offers approximately 120 m² of additional living space, with multiple possibilities: a playroom, home theater, gym, office, or independent apartment. This area also includes two bedrooms, a full bathroom, a wardrobe, and a laundry/kitchen area.~The property also has a large garage with space for four cars. Comfort and Energy Efficiency~The house is designed to offer maximum comfort year-round with efficient energy consumption thanks to:~ Underfloor heating on all floors via aerothermal system and boiler.~~ Air conditioning in all rooms on the ground and first floors.~~ Solar panels with battery backup, allowing for highly efficient energy consumption.~Exterior Designed for Enjoyment~The 1,182 m² plot is designed for outdoor living and family enjoyment.~~The garden features:~ Saltwater pool with easy maintenance system~~ Outdoor shower with hot and cold water~~ Outdoor guest bathroom~~ Outdoor lighting~~ Automatic zoned irrigation~~ Fruit trees~~ Children's play and leisure area~~At the lower end of the garden, there is an attractive social area with a large pergola, bar, and wood-fired oven, perfect for gatherings, celebrations, and long al fresco meals. In addition, the property includes two storage rooms of approximately 35 m² each.~~Despite its size, the property is

designed for easy maintenance, thanks to automated pool, irrigation, and energyefficient systems.~~Location~The villa is situated in a wellestablished residential area next to the countryside, in a peaceful yet easily accessible setting:~ Granada city center, 15 minutes away~~ Nevada Shopping Center, 10 minutes away~~ Quick access to the highway~~ Golf course nearby~~ IFMIFDONES less than 15 minutes away~~ 30 minutes from the beach~~. 45 minutes from Sierra Nevada ski resort

property details

Spanishstate id: **6379943**
reference:: **NAVEROSGR3985**
close to/ located: **Roturas**
region: **Villuercas**
property type: **villa**
rooms: **7**
property surface: **571 m2**
surface plot: **1182 m2**
price: **€ 1.295.000**

contact

real estate agent: **Inmobiliaria Naveros**
name: **not available**
spreek: **not available**
telefoon: **+34958941844**