

## 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 m<sup>2</sup> of living space on a 1,182 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 well-established 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

Spanish state id: **6380012**  
reference: **18517**  
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: **Viviendas Y Locales Granada**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34958256725**