MARCELA propriedades
Sociedade de Mediação Imobiliária
Estate Agent | Immobilien
AMI 1538

+25 Years in Lagos

# EXCLUSIVE 5 BEDROOM VILLA IN ATALAIA WITH SEAVIEW, POOL & GYM, FOR SALE

**Atalaia**

5 | 5 | 434 m² | 2607 m² | A CLASSE ENERGÉTICA

**3,800,000 €**

Ref. C3735

## General

Built year: 2021
Views: Sea views
Security alarm
Electric shutters
Gym
Storage / utility room
Countryside views
Double glazing
Electric garage gate
Energetic certification: A

## Interior

Heating
Fitted wardrobes
Solar/ Photovoltaic panel
Under floor heating
Furnished: No
Air conditioning
Central vacuum system
Heat pump
Thermal solar system
Electricity: Network

## Exterior

Garden
Proximity: Beach
Golf course
Shopping
Restaurants
City
Pool

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**Atalaia**

## Detailed description

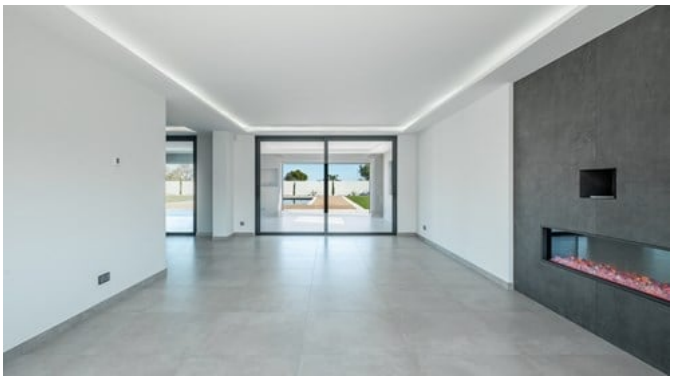
Newly constructed villa with 434m2 in an exclusive area of Lagos between Boavista Golf and the cliffs. The property is on a plot of 2600m2 in a very quite and private location with few other properties around it. . The boundaries are walled throughout . with an electric entrance gate and a calcada drive to the front of the villa.

The villa has been built to an exceptional standard by one of the best builders in the Lagos area. The outside walls are insulated and the inside walls are lined making this an extremely well insulated and efficient property.

The ground floor of the villa has a double height entrance leading to the open plan living/dining/kitchen area. Sliding windows lead out to a large covered area . suitable for an outdoor living/eating/bbq area. This leads . to a large swimming pool(13.5 x 5.2m) surrounded by a beautifully landscaped low maintenance garden , The ground floor . also has . an office area . and a guest annex with . 2 . bedrooms and bathroom . .

The first floor of the property has the master ensuite bedroom with walk-in closet . as well as 2 further ensuite bedrooms. The bedrooms all have a stunning seaview and access to a large balcony.

The basement consists of large gym room with sliding doors and natural light, a . full . cinema . room with bar area, laundry room, storage rooms and a further dedicated room that could be a wine cellar. The control room for the water and house heating system



**To arrange a viewing please contact:**

info@marcelaproperties.com | (+351) 282 788 977

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is also located here.

The property also has a large garage with 3 separate garage doors and a covered open bay that can be used as a . car washing/valeting area. .
The villa has under floor heating throughout ( all 3 floors) as well as cooling vents throughout via a heat source . pump.

The property has solar panels for generating hot water. Any excess produced is diverted for heating up the pool.

There is also a photovoltaic installation that covers all energy consumption during daylight hours.

A full CCTV security installation is installed with motion sensor outside lights throughout the property, as well as an alarm system.
The property has electric thermal shutters throughout . with individual and central control.

Superb villa built to the highest standards and extremely well designed.
Viewing recommended.

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