

## **BELLEVUE 3**



EXQUISITE VILLA NESTLED IN  
THE HEART OF THE GOLF VALLEY!









**Beds:** 5 | **Baths:** 3+1 | **Plot:** 800 m<sup>2</sup> | **Built:** 373 m<sup>2</sup> | **Pool:** Private | **Terraces:** 56 m<sup>2</sup> | **Garage:** 2-3 cars | **Orientation:** S





## OPEN-PLAN LIVING AREA

A welcoming entry hall leads to the living room with a beautiful pitched roof and stunning fireplace in the center.









The open-layout of the home becomes apparent with the merging kitchen & living room space opening up to an entertainers dream backyard with covered porch barbecue area and charming pool area.





## MASTER BEDROOM

On this level there are two more bedrooms and the master suite with walk-in closet and views to the pool and La Concha mountain.





















## BASEMENT AREA DESIGNED FOR ENTERTAINMENT

Downstairs amenities include two convenient bedrooms, laundry room, garage, and a unique second living room/entertainment area styled with wooden floors.

















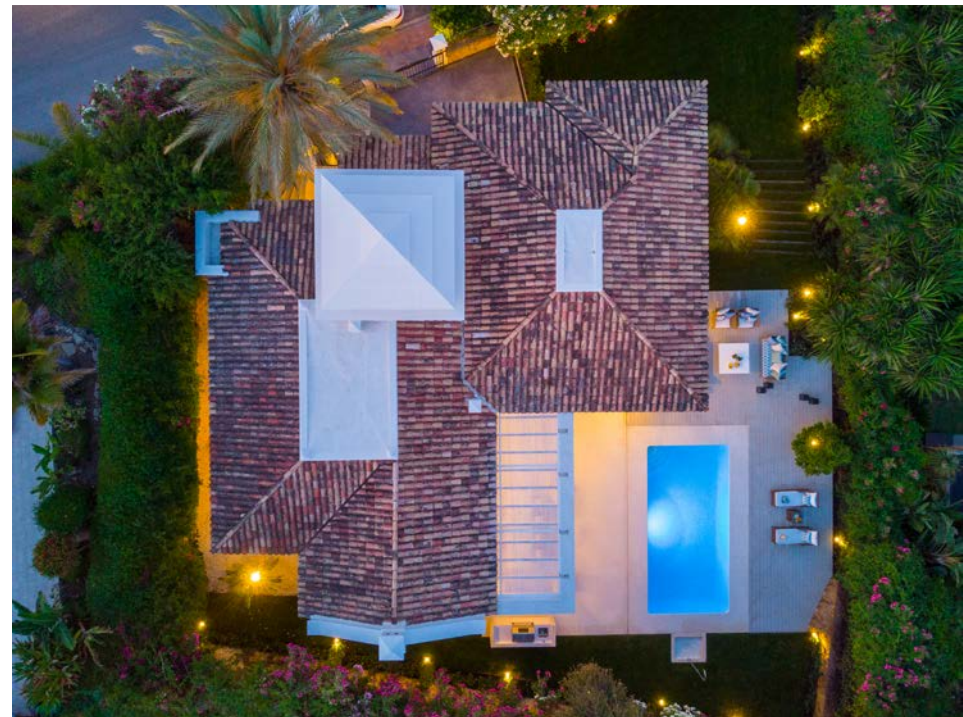






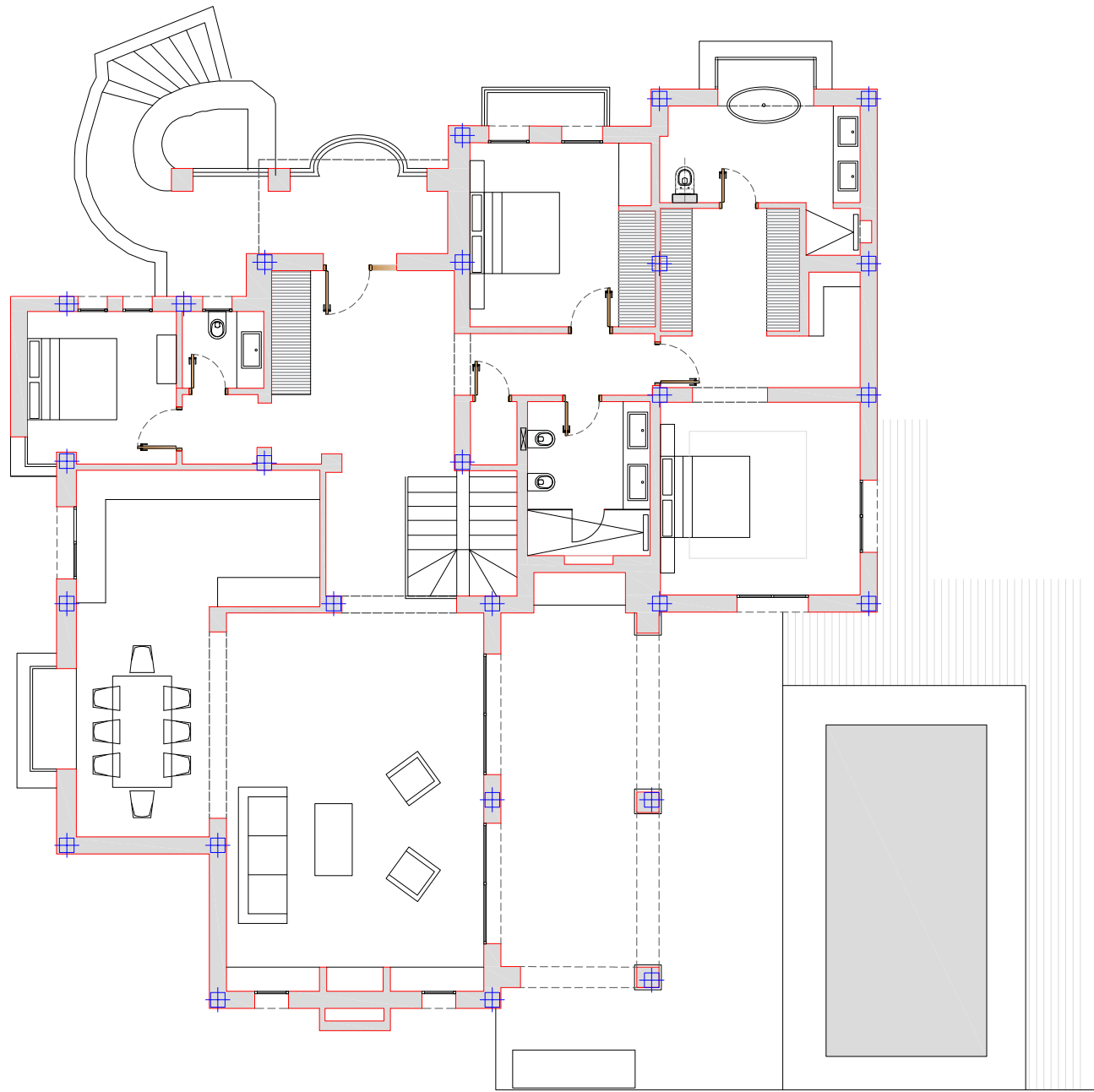






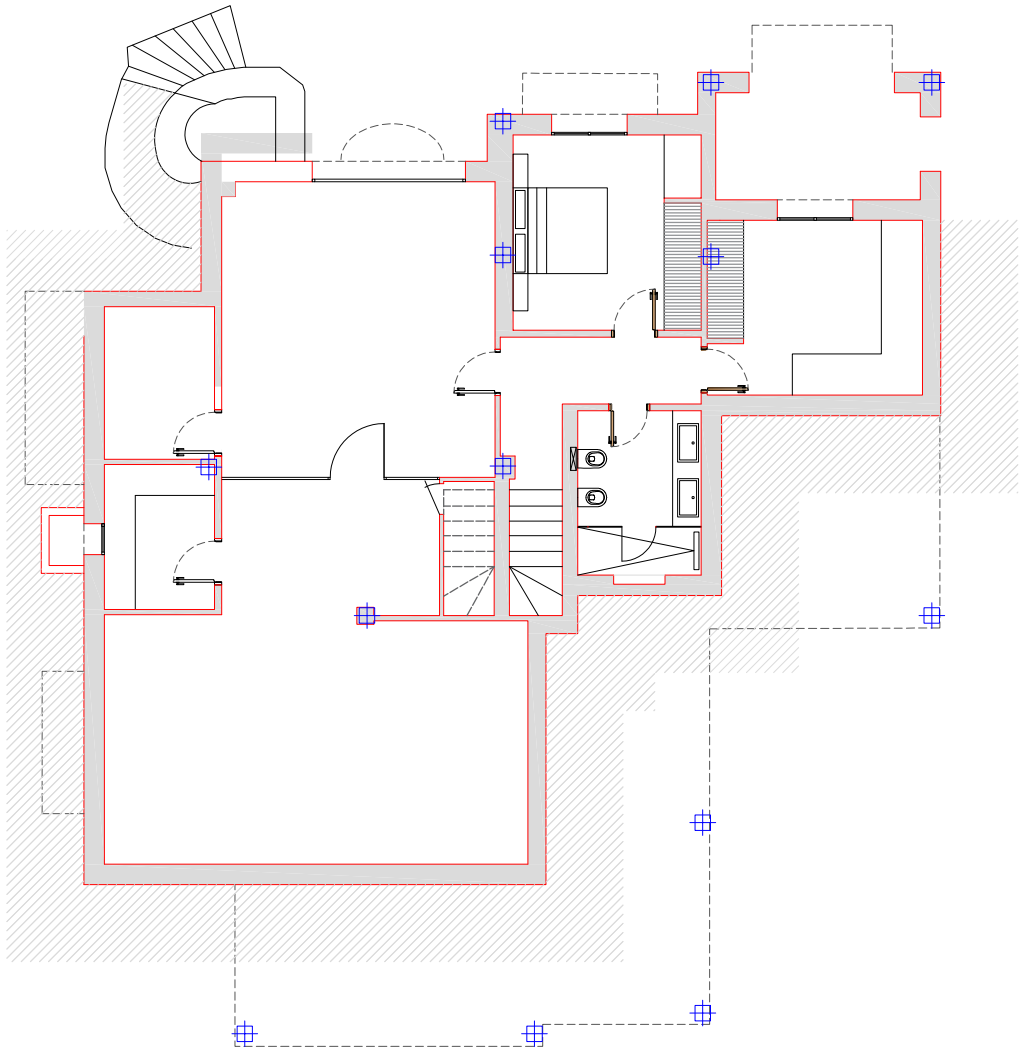


Ground Floor



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Basement



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# Quality Specifications

## FLOORING

- Natural Caliza stone flooring inside and out.

## CARPENTRY

- Wood frame windows.

## BATHROOMS

- Three bathrooms + one guest toilet.
- Sanitary Ware Grohe.

## KITCHEN & LAUNDRY

- Fully equipped kitchen with integrated water filtration system, coffee machine, etc.
- Bosch kitchen appliances.
- Siemens laundry equipment (washing machine and dryer).
- Faucets Grohe

## AIR CONDITIONING, HEATING, VENTILATION

- Water based U/F heating on all floors (electric in bathrooms).
- Central AC heat/cool

- Airzone thermostat with individual control by room.
- Integrated dehumidifiers both underground and on lower floor.

## ELECTRICITY, LIGHTING, SOUND, HOME AUTOMATION

- Sonos system in living room, master bedroom, master bathroom, kitchen, terrace.
- Unifi WiFi setup with multiple base stations both inside and outside.

## SECURITY

- Full alarm system with perimeter sensors, door/window sensors and cameras.
- Patrolling security guard night time.

## OTHER FEATURES & EXTERIORS

- Cinema room with bar/fridge.
- Heated salt-water pool.
- Automated irrigation system.
- Outdoor kitchen with fridge/running water/bbq.





