

**Magnificent Architecturally designed home**

**300 m2 of ABSOLUTE LUXURY ( 3,230 square foot )**

**Brand New House completed in 2019**

**House has been constructed to the highest quality standards imaginable.**

**30 centimetre thick red brick walls for extra strength and coolness.**

**30 centimetre thick concrete castles ( castillos ) and heavy gauge reo bars for extra strength to withstand earthquakes.**

Built on 750 m2 of pristine land which has been manicured to perfection.

2 storey house with magnificent views of the ocean and mountains.

Lovely 6 metre high pitched ceiling on level 1 with exposed rafters and terracotta Loseta tiles

Beautiful terracotta polished concrete floors

Trendy paint colours and the latest fashion finishes

33 m2 terrace overlooking the ocean and mountains.

### **3 Bedrooms including :**

Quality Built In Robes ( cupboards ) to all bedrooms made from Parota timber

Modern and stylish ceiling fans

1 KW Air conditioner in all 3 bedrooms

2 King Size Beds

1 Single Bed

Satellite TV Points in 2 Bedrooms

### **1 Office Including :**

3 Metre long desk

Quality Built In Robes ( cupboards ) made from Parota timber

Modern and stylish ceiling fan

1 KW Air conditioner

**Huge kitchen including :**

Massive Pantry, 2.0 metres long x 2.4 metres high, made from Parota timber

Full size Mabe fridge

Sleek Rangehood exhaust Fan, ducted externally

Coffee Machine

**Lovely Modern Bathroom Ensuite off the Main Bedroom**

10 metres square.

Large shower

Vanity cupboard made from Parota timber

Marble stone top

Glass hand basin

Private toilet with exhaust extractor

Ceiling Fan

Huge storage cupboard

**Luxurious 2<sup>nd</sup> Bathroom including :**

20 metres square.

Huge Stone bath

Lovely stone floor shower

Vanity cupboard made from Parota timber

Marble stone top

Stone hand basin

Enclosed laundry with 3 sliding doors for full access yet discreetly hidden away.

Including full size washing machine.

Including wash basin.

Huge storage cupboard

**Amazing Entertainment room on Level 1 Including :**

110 m2 open plan area

Beautiful bar made from Parota Timber

Full size Mabe fridge

11 windows made from Parota Timber to enjoy amazing views and enjoy the fresh sea breezes

65 Inch LG Ultra Thin Smart TV with Sony HT Z9F Sound Bar set

Parota Timber TV cabinet

3KW Air Conditioner.

**Terrace ( Balcony ) including :**

33 m2 of serenity

Awesome views overlooking the ocean and mountains

Private toilet

2 Chair Hammocks

Hammock

6 Quality Australian hardwood chairs

**Pool Including :**

45 m2 Pool

16.5 metre long lap lane

Bench seat

Table for drinks & Umbrella

Hayward Pump and filter

Outdoor shower

Full path to all sides

Trendy tiles

Lap lane tiles

**Palapa including :**

72 m2 tiled roof

40 m2 of concrete floor with rustic marmolina finish

Fridge cupboard with roller shutter for protection from rain

Full size Whirlpool Fridge

Cupboard and sink

Dedicated gas line for BBQ

3 high quality ceiling fans

Lovely Parota outdoor dining table

8 Acapulco dining chairs

2 Quality 4 piece Rattan outdoor sets

Satellite TV point

Chair Hammock

Hammock

**Alarm System including :**

Top quality Paramon alarm system

Monitor including remote viewing capability

8 cameras

2 Sirens

5 panic buttons located throughout the house & Palapa

2 sensors

## **Machinery & General Items**

House has been constructed with 30cm thick external walls for extra strength

Parota timber doors

Parota timber windows

Fly wire doors to 4 external doors

Fly wire screens to all 21 windows

Quality taps and fixings throughout the house and palapa

Hidroneumatic water system

500KG Stationary gas tank

Instantaneous Gas hot water service

## **Land includes :**

Extremely flat land allowing you to enjoy the entire property and low maintenance

Fully fenced with Brick wall to 3 sides for 100% privacy and security

Chain mesh fence to the western side to allow for uninterrupted views of the ocean

Car access gate

Person access gate

500 m2 of San Agustin grass which is drought resistant

Neem & Almendro trees creating shade

Numerous other trees creating shade and coolness

Concrete border around all trees and garden beds

Tree borders lined with plastic to prevent weeds and covered with lovely river stones

Lovely vegetable garden including bird cloth protection and shade cloth for working area

12,000 Litre underground water tank

Septic tank & Forza tank underground

Footpath to main side of house

20 metre long Mural painted by world class artist

### **Miscellaneous Extras**

Raven seals to all external doors to stop rain entering

Beautiful security grilles to all windows that blend in perfectly

**This house and property need to be seen to be believed.**

**Built by a Professional licensed builder from Australia the quality is above any house in Puerto Escondido.**

**Too many features to include everything that is here**