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548m<sup>2</sup>1930m<sup>2</sup>

Ref: FV9917

**1,500,000 €***( Alberic )*

Beautiful modern villa with unimaginable views in San Cristobal Alberic. We are pleased to present you this exclusive and modern Villa of 548m<sup>2</sup> on a plot of 1930m<sup>2</sup> built in 2018 and equipped with every comfort. We enter the property via a footpath and the front garden, which is in keeping with the style of the house. There are 2 separate entrance gates, one for the double garage and one for the large open guest parking area. Through a large wooden front door, we access the living and dining area which is divided by an open gas fireplace. The large windows give access to the immense open terrace of 150m<sup>2</sup>, turning the indoor space into outdoor space. We continue on to the separate kitchen, which is optically subdivided by a courtyard garden. The kitchen is equipped with all top quality Siemens appliances. Behind the kitchen we find a storage room and back kitchen with grill fire. Through the living room, we continue to the night area with 3 bedrooms (1 with private bathroom) and 1 separate bathroom. The open staircase gives us access to the 1st floor where the Master Suite is located, consisting of a Dressing, bathroom and bedroom with a panoramic view over the valley. On the underground floor we have an open space that can be used as a play or hobby room, or our own private fitness. The outdoor kitchen with its own terrace offers a spectacular. The infinity pool with overflow creates a mirror effect and a beautiful view over the valley. This spectacular villa is characterized by its open feel, large windows, and every comfort and luxury such as underfloor heating, air conditioning, electric solar eclipse, double glazing, and finishing to the finest details!

**INFORMATION ABOUT THE AREA** The San Cristóbal development, located 7 km from Alberic and 43 km from Valencia. This is a well-established development which, thanks to its elevation, enjoys breathtaking views of the surrounding landscape. The area has its own social club. There are school bus routes from the urbanization to the city of Alberic. In the city of Alberic there are all the urban services available including medical facilities, banks and shops, supermarkets, sports facilities, schools and local services. There are train routes that connect Alberic with the city of Valencia in 50 minutes. Access to the A7 motorway is 5 minutes from the San Cristóbal development. Companies such as Alzira and Xativa, where we find hospitals, international schools, hypermarkets and restaurants, are 15 minutes away.



