



## 7 Bedroom Villa/House, Las Palmas, Gran Canaria

\* 7 Beds \* 6 Baths

# €3,495,000

Ref: CH-GMM175332

## Property Description

Gilmar Real Estate offers you this spectacular luxury villa located in Ciudad Jardín, in the heart of Las Palmas de Gran Canaria. This area, exclusively residential, is considered one of the most privileged of the capital of the island. It is perfect for a family wishing to be surrounded by green areas without depriving themselves of the advantages of living in the city centre. In the surrounding area there are prestigious public schools, sports centres, as well as leisure areas and beautiful parks. In short, all the necessary services and good access to the city's ring road, which connects us to the international airport in twenty-two minutes. This detached villa, totally independent, has 734 m<sup>2</sup> built on two floors plus garage floor, with capacity for up to eight cars, on a plot of about 700 m<sup>2</sup>. The interior and exterior of the property are in constant communication. The main floor is accessed through a spacious hall that leads to the right hand side to an elegant living-dining room with direct access to the gardens and the porch. To the left we find a guest toilet and the service area with a spacious kitchen, laundry and ironing room and maid's room and the more private rest area with a living room with access to the garden, a guest bedroom with en suite bathroom and a cosy and bright corner where the office is located. A staircase clad in hardwood takes centre stage and leads to the upper floor or sleeping area, which has a master bedroom with en suite bathroom and dressing room and four further bedrooms sharing two more bathrooms. This floor has a private terrace to enjoy the summer evenings. In the garage, which is accessed by a ramp and a convenient automatic door, there is a machine room, a stairwell for access to the property and a pre-designed shaft for installing a lift in the property when required. The light, thanks to its forty-three windows with automated blinds, becomes the protagonist of this construction. The quality of its materials, such as hardwood, marble floors, concrete foundations, Technal carpentry, as well as other details such as the heat pump in the pipes, centralised vacuum system, built-in wardrobes, air conditioning, 50,000 litre cistern and drip irrigation, highlight not only its constructive category but also the comfort of a family home. We must not forget to mention its security, as it has an alarm system, surveillance cameras and security glass in all its windows.



## Gallery

