



## LUXURY VILLA for sale

Costa Teguise 1.350.000€ / £1,162,000 Ref: 2095

 Detached Villa
  3 Bedrooms
  3 Bathrooms

Floor area: 358m<sup>2</sup>

Plot area: 618m<sup>2</sup>

Build in 2007, this luxury villa has been totally renovated to highest standard in 2021/2022 and fulfills all comfort requirements.

The villa is split up in ground-floor and basement with an integrated double garage and associated driveway, as well as a roof terrace with fantastic views to the Atlantic Ocean.

On the ground-floor are three bedrooms, three bathrooms (two with shower and one very spacious en-suite bathroom with bath). The spacious open plan living and dining room area has direct access to the terrace. It impresses with its brightness and direct view of the solar-illuminated pool and the very well-kept garden. The spacious separate kitchen with dining area, including a storage room and gym. The covered terrace (approx. 50 m<sup>2</sup>) on the ground floor is sheltered from the wind and offers three different seating areas.

All glass doors and most of the windows were renewed in 2021/22, including privacy screens and insect screens.

Highlight of the outdoor area is the private salt swimming pool (10.50 x 3.75 m), which is completely hidden from view. Heated pool with solar capillary system as required or cooled in summer.

Tiled outside area (approx. 100 m<sup>2</sup>), uncovered, offers more loungers and more seating. Outside tiles were completely renewed in 2021 and a water drainage system was installed, that rain and cleaning water flow into a cistern (Aljibe), which is used for garden irrigation and cleaning. Very well-maintained green garden area with passion fruit, pomegranate, fig trees, banana trees, strawberry plants and various other plants including an automatic irrigation system.

Also on this level is an open plan laundry area; Washing machines and dryers are elevated and covered.

The outside terrace leads to the wind-protected roof terrace, which offers fantastic sea views. This has more than 65 m<sup>2</sup>. This serves as a retreat area and is ideal for cozy barbecue evenings.

In the basement there is a double garage with an electric garage door from Hörmann and two other cellar rooms.

All technical systems were newly installed or renewed in 2021/22, the swimming pool was converted to salt water, the filter and the pump were renewed.

A big advantage of this villa is a photovoltaic system, designed as a self-consumer/island solution with the option of supplying electricity from the public grid if required. The system consists of an Axpert Max II inverter with a maximum output of 8 kW, 18 monocrystalline solar panels with a total peak output of 8.2 kW, as well as 8 lithium iron phosphate batteries Pylontech each 3.5 kW/h and a total storage capacity of 28 kW/h.

Should there be an increased power consumption in the future, this modular system can be expanded. All of the electricity in the house is currently generated by the photovoltaic system.

The luxury villa has two permanently installed air conditioning units with an air purification system and invisible air conditioning ducts laid in the roof. Air inlets and outlets are located in each room. The rooms can be controlled decentrally with airzone control elements or centrally at two airzones. This air conditioning system includes a cozy heater. The ventilation is indirect and without any noticeable draft. Furthermore, this air conditioning system is ideal for allergy sufferers due to the existing air purification function. The motors are located on the roof and are silent for the occupants.

As a further technical highlight, the villa offers a high-end internet MESH system Ubiquiti Unifi System with four indoor and one outdoor access point. Mesh Internet, which creates an active, seamless transition between the access points with only one WLAN SSID (roaming). This system supports 2, 4 and 5 GHz radio standards in parallel. Thanks to the MESH system, high-speed internet is available in every point of the villa and the outdoor area. The villa is ideal for residents who work in the home office.

The bell system has a video intercom function and most of the outdoor lighting has been renewed with solar lights.

The comfortable luxury villa is sold partly furnished with high-quality inventory.

The villa has the possibility to add a fourth bedroom with little effort.

Build area: 358m<sup>2</sup> Plot/outdoor area: 618m<sup>2</sup>

This luxury villa as an investment property is in a quiet yet convenient location and is being sold partially furnished with high-quality inventory.

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 *Parking:* Garage

 *External:* Garden

 *Pool:* Private

 *Outlook:* Pool view

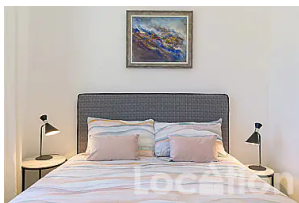
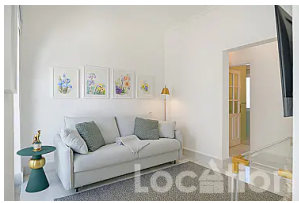
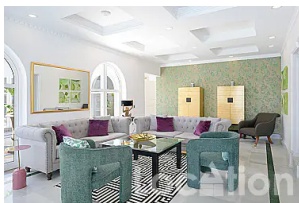
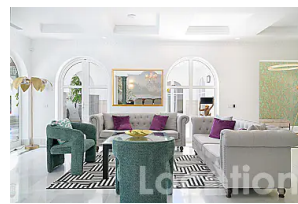
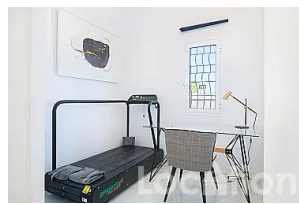
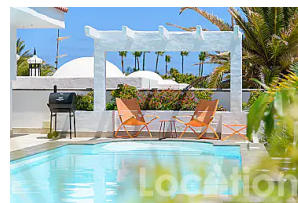
 *Furniture:* fully furnished

 *Lift:* None

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*Rates:* 1.283€ p/a / £1,100

*Bin collection:* 75€ p/a / £60



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<https://en.location-lanzarote.com/2095>

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