

# 4 Bed Villa

Gandia, Valencia, Spain  
Reference: FSBS291



## €359,000



4 Bedrooms



3 Bathrooms



Villa

# Property Description

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**FSBS291 Casa Las Olas €359,000**

**\*Exclusive listing\* with 'For Sale By Sally In Spain'**

**Watch our detailed walk-through video!**

**Executive type villa**

**Suitable for a touristic License to generate an income!**

**Beautifully maintained grounds and huge communal swimming pool!**

**Located within a plot of 10,000 m2 with 4 other luxury villas**

**Great "lock up and leave" luxury holiday home, or very comfortable permanent home!**

**No work to do!**

"For Sale By Sally In Spain" proudly represents "Casa Las Olas", a charming, luxury detached villa set on a private complex, within a secure gated urbanisation close to the city of Gandia and 10 minutes away from the beautiful, white sandy "Florida like" beaches, the location is perfect! "Casa Las Olas", has a large build size of 364 m2, built in 1986 to the highest of standards, located on a communal plot of 10,000 m2.

Within this private complex there are 5 equally magnificent, detached villas which span across 10,000m2 of land. Each villa benefits from the beautifully manicured communal gardens and a large kidney shaped swimming pool (20m x 4m approx.) and barbecue area. Also amongst the grounds is a large function room with kitchen which can be used for birthday parties, family gatherings or business meetings at no cost purely for the use of these 5 luxury properties. Nothing to do apart from enjoy the Spanish sun and way of life, the gardens and pool are taken care of!

"Casa Las Olas" comprises of 4 large double bedrooms, 3 bathrooms, large open plan lounge/dining room, large fully fitted kitchen with plenty of storage and breakfast area, huge garage which houses two handy storage areas also. This is a turnkey type of property in immaculate condition where you would only need to bring your suitcases. The property has been very well maintained and has been newly painted with a 10 year guarantee, the roof has been inspected and is in perfect condition. Every year the underfloor heating boiler is serviced, the last service being October 2022. There are 5 airconditioning units in total, 3 are just cold airconditioning, but 2 are split with "hot and cold" functions.

The villa is typically Spanish styled (high-end) with an array of beautiful marble tiles which span across the property featuring in many bathrooms and an impressive stair case with galleried landing which takes you up to the first floor or down to the large garage.

Fast internet is available at this property and the owners can obtain a speed of 150m/b a second, perfect for working from home. Mains water and electricity and if you want to rent the property then a touristic license has been issued enabling it to be transferred to any new purchaser. Therefore, the villa could potentially cover any mortgage or annual outgoings. Underfloor heating across the whole property (gas) with a wood burner in the lounge which makes the house nice and cosy in the winter months. Air-conditioning in the bedrooms with blinds and shutters to help keep the sun out on those very hot summer days.

Off road parking available on the driveway, or you can park in your very own large garage with electric door, which could potentially fit up to 2 cars with plenty of storage space too.

Many fruit trees amongst the communal grounds including, avocado, nispero, pomegranate, lemon and many more!

**Accommodation comprises of:-**

## **(Main living accommodation) Ground Floor 00**

Through the front door you come into a light and bright entrance hall where you can hang your coat up and drop your keys (your new home!). Just off this entrance hall you find yourself in the very large open plan lounge with woodburning fire and dining room. The flooring consists of beautiful shiny grey marble tiles. There are plenty of windows letting in light and convenient patio doors which open up onto your own private large terrace where you can see the swimming pool in the distance, ideal for al fresco dining in the summer months. The lounge benefits from lots of different ceiling elevations adding charm and character along with the dining room having the typical Valencian styled barrel ceiling and can house a very large dining room table and chairs for large families or celebrations. Just off this room is the very large modern fitted kitchen with a breakfast area with table and chairs soaking up the mountain views. This HUGE kitchen benefits from lots of storage and worksurface space with integral appliances, ideal for preparing meals and cooking whilst taking in the distant valley views. Off the kitchen there are double glazed doors out to the large Naia for alfresco dining that has blinds and fans to keep you cool during the hot summer days. From the kitchen there is also another glazed door that takes you out to a very handy utility terrace with a sink and storage, where the washing machine is kept and you can dry your clothes, there is a pull out blind too to shade the terrace, the mountain views from this terrace are beautiful.

Off the lounge, you have a good-sized double / twin bedroom with mirrored sliding wardrobes and next to this a family bathroom made with beautiful large marble tiles, a modern vanity unit, WC and shower.

## **1st Floor: 01**

Up the wide marble staircase with beautiful wooden carved rail, you find yourself looking at a galleried landing which leads onto 3 double bedrooms with fitted wardrobes and air conditioning units (1 with en-suite) and 1 family guest bathroom.

The grand master bedroom has its very own private terrace with a large blind for shade in the summer, ideal for your morning coffee whilst looking at the 180-degree mountain views. There is plenty of storage space within the master bedroom with 3 large wardrobes along with a further 3 more wardrobes within the en-suite. This en-suite benefits from its very own "his and hers" sinks, walk-in shower and large corner bathtub.

The other two double bedrooms on this floor are equally large and have built in wardrobes along with the use of a large family bathroom with double sink and good storage, bath tub with shower above, WC and bidet.

## **Underbuild beneath the main living level: -01**

This floor comprises of the large garage where you can park 2 cars along with two storerooms and the boiler room which hosts the electric water heater and the boiler for the under floor heating

## **Approximate Room measurements:**

### **Ground floor main living level 00:**

Entrance hallway:	(3.30m x 1.60m)
Lounge:	(3.73m x 4.73m)
Dining room:	( 7.55m x 3.96m)
Kitchen :	(4.97m x 5.89m)
Small Utility terrace off the kitchen:	(5.13m x 1.78m)
Large Naia off kitchen:	(8.40m x 7.99m)
Bedroom 1:	(4.01m x 3.66m)

Family Bathroom:	(4.01m x 2.03m)
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### 1st Floor +1

Landing:	(6.02m x 5.21m)
Bedroom 2:	(4.02m x 4.07m)
Bedroom 3 (Master bedroom):	(5.74m x 3.97m)
Dressing Room (Master bedroom):	(3.29m x 1.41m)
Ensuite (Master bedroom):	(5.15m x 2.81m)
Bedroom 4:	(3.29m x 5.54m)
Family Bathroom:	(4.32m x 2.05m)

### Beneath the property -1:

Garage:	(7.97m x 5.09m)
Boiler Room:	(1.90m x 5.71m)
Store Room off garage 1:	(2.43m x 1.91m)
Store Room off garage 2:	(3.84m x 8.11m)

### Annual & Monthly Tax & Charges:

IBI Tax (council tax/rates)	€1,911.00 a year
Bin Tax	€54 a year
Recycling Tax	€45.00 a year
Communal fees (community sewerage, gardens and swimming pool maintenance all included)	€300 a month
24 Hour security	€134.00 a month

### Local Area:-

Buses from the urbanization can take you into the historic city of Gandia. A must: visit the old Borgia Palace, Culture Centre that has many live music events and a Theatre too. Saturday is Market Day in Gandia. There is a small golf course by Grau de Gandia. The Oliva Nova Golf course is not far, designed by Seve Ballesteros and La Galiana one of the prettiest golf courses in Europe is only a 25 min drive away. Go Karting, Horse riding, sailing, kite surfing all available in the area.

There are a number of private and British International schools in the area following the English curriculum, no more than a 10/15 min drive away or catch the school bus. In Gandia city there are many Spanish schools to choose from too,

Gandia boasts 2 out of town shopping malls within a 10 min drive with big named stores such as Zara, Zara Home, H & M, Casa, lots of restaurants, etc. It's a 15/20 min drive to Oliva old town and Playa, where there is a large Friday Market.

Playa Gandia is a blue flagged, clean and sandy beach, stretching down the coast for 12 km, they are likened to Florida beaches! There is a zoned area used as a dog beach away from the main beach, various children's playthings such as a large pirates ship, gym and beach exercise equipment, and a sunbathing and shaded sun bed zone along with many beach bars some playing Ibiza chill music and shaded pergolas with sunbeds in the hot summer months. The beach area has shops and restaurants that run along the promenade, an evening street market and a harbour / marina for the boat lovers.

Gandia train station can take you 40 mins to the centre of Valencia then catch the metro straight into Valencia airport terminal. Valencia airport you can drive to within an hour and Alicante airport is a 1.15 min drive away, so we are lucky that this area is served by 2 international airports giving great transport links!

Check out the floorplans and virtual **video** viewing!

Do not delay in booking an appointment to see this wonderful property, it would be ideal for a permanent home or luxury holiday home as no work to do, not even the garden or pool, just turn up and enjoy yourself and all Spain has to offer!

We look forward to showing you this stunning property!

# Photo Gallery





## Property Details

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- **Property Type:** Villa
- **Location:** Gandia, Valencia, Spain
- **Internal Area:** 364m<sup>2</sup>
- **Land Area:** 10000m<sup>2</sup>
- **Price:** €359,000
- **Bedrooms:** 4
- **Bathrooms:** 3

## Property Features

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- Air Conditioning
- Double Glazing
- off road parking
- close to all amenities
- good rental potential
- near beach
- fitted kitchen
- communal pool
- Double Garage
- fireplace
- barbecue
- well presented
- good condition
- close to town
- water
- fitted wardrobes
- patio
- sought after area
- immaculate condition
- beautiful garden
- electricity
- utility room
- lounge dining area
- automatic irrigation system
- fruit trees
- adsl
- garden & pool views
- residential area
- basement
- freehold
- Central Heating
- en suite bathroom
- landscaped gardens
- wood burner
- outside kitchen



- gas central heating
- gated complex
- marble floors
- fitted bathroom
- reception with fireplace
- 24h security system
- good road access
- close to medical facilities
- internet possible

