



<b>Sales type :</b>	New build	<b>swimming pool :</b>	private	<b>House area :</b>	141m <sup>2</sup>
<b>Year built :</b>	2021	<b>Garden :</b>	private garden	<b>Plot area :</b>	545m <sup>2</sup>
<b>Energy certificate :</b>	B	<b>Orientation :</b>	East	<b>Airport :</b>	41 km
<b>Bedrooms :</b>	3	<b>Views :</b>	view of the mountains	<b>Beach :</b>	40 km
<b>Bathrooms :</b>	2	<b>Parking :</b>	carport	<b>City :</b>	600 m
				<b>Golf :</b>	22 km

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|--|--|---|
| <input checked="" type="checkbox"/> complete air conditioning installation | <input checked="" type="checkbox"/> all kitchen appliances | <input checked="" type="checkbox"/> indoor LED lighting |
| <input checked="" type="checkbox"/> exterior LED-lighting                  | <input checked="" type="checkbox"/> aerothermal heat pump  | <input checked="" type="checkbox"/> an utility room     |
| <input checked="" type="checkbox"/> electric shutters                      | <input checked="" type="checkbox"/> built-in wardrobes     | <input checked="" type="checkbox"/> furniture package   |
| <input checked="" type="checkbox"/> telephone / data connection            | <input checked="" type="checkbox"/> videophony             | <input checked="" type="checkbox"/> outdoor shower      |
| <input checked="" type="checkbox"/> bathroom mirror with lighting          | <input checked="" type="checkbox"/> terrace                | <input checked="" type="checkbox"/> fenced              |
| <input checked="" type="checkbox"/> landscaped garden                      | <input checked="" type="checkbox"/> shower screens         | <input checked="" type="checkbox"/> carport             |
| <input checked="" type="checkbox"/> electric gate                          | <input checked="" type="checkbox"/> an alarm system        |   |

Beautiful fully furnished detached 3 bed 2 bath villa with 9x4m private pool and carport all set in landscaped gardens with fabulous views.

This beautifully presented villa (only build 2 years ago) set in mature landscaped garden is the epitome of a luxury villa in the heart of La Romana. This lovely home is located on the sought after and ever popular urbanisation El Mirador area, only 600 meters walk of the center..

The property sits on a walled and fenced plot of close to six hundred metres and is accessed via a electric driveway gate and a separate pedestrian foot gate.

The villa itself is light and bright and furnished in a modern minimal fashion taking advantage of the light flooding in from the windows in the lounge and dining room as well as the patio doors leading to the shaded & glazed in naya at the front of the property with views over the gardens, pool area and mountain sinery.

There is a modern open plan fitted kitchen with plenty of storage and work surfaces with storage room.

In total there are 3 double bedrooms with the master bedroom suite. The master bedroom has a window overlooking the pool and an en-suite bathroom with sinks.

There are a further 2 bedrooms both with fitted wardrobes & a built-in desk (one currently used as an office) and a guest bathroom.

The villa is connected to mains drinking water, electricity, satellite tv and fast wifi internet. This villa has fully installed air conditioning and is connected to main water and electricity.

Externally the property continues to exceed expectations. The plot has been fully landscaped and there are many easy to mainten trees & plants..... of course the 9x4m private swimming pool and surrounding sun terrace with flower borders.

There are sun terraces and shaded seating areas wherever you look in the gardens and it is a testament to the vision of the owners to make and present such a beautiful space.

The villa will be sold fully furnished, all developed and custom made, with the vendors taking just their personal items.

**In October 2022, 14 solar panels were also installed and the house will be completely repainted, etc. during June 2024.**