

Catadau

REF. VV2511002

# House for sale with Terrace in Catadau

## Features

- ✓ Views
- ✓ Furnished
- ✓ Boxroom
- ✓ Terrace
- ✓ Backyard
- ✓ Pool
- ✓ Has parking

Surface

**130 m<sup>2</sup>**

Bedrooms

**3**

Bathrooms

**2**

Price

**350,000 €**



**This magnificent recently built villa, only two years old, is located in the prestigious Lloma de Molina residential area in Catadau, just 28 minutes from the city of Valencia.**

The property is in perfect condition and stands on a large urban plot of over 1,100 m<sup>2</sup>, fully legalized and with all utilities — water, electricity, community fees, and property tax — up to date. Built with the Steel Framing or light steel structure system, the house offers all the advantages of this type of construction: superior energy efficiency, top-quality thermal and acoustic insulation, great structural strength, and minimal maintenance over time. Every detail of this

property has been designed to combine comfort, sustainability, and durability. The setting is truly privileged, with panoramic views of the mountains and the sea from the hillside, in a golf area surrounded by nature. The plot includes a well-maintained garden with fruit trees and a drip irrigation system, a private golf green, barbecue area, billiard table, and a storage room. The saltwater pool has a filtration system and is covered with panels during the winter months or when not in use, allowing year-round enjoyment with minimal maintenance. The interior of the house stands out for its...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.



Catadau

REF. VV2511002





Catadau

REF. VV2511002





Catadau

REF. VV2511002





Catadau

REF. VV2511002



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

For more information or  
to make an appointment

[apropertiesvalencia@aproperties.es](mailto:apropertiesvalencia@aproperties.es)  
Tel: 96 128 59 65  
[www.aproperties.es](http://www.aproperties.es)