

Buena Vista Park Villas

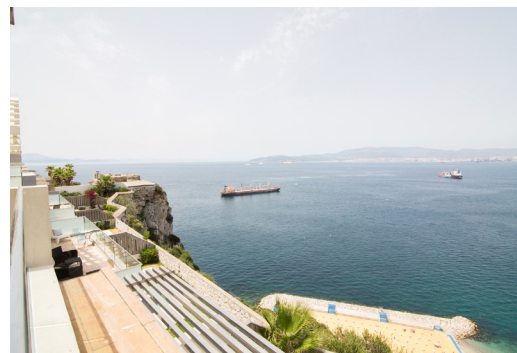
40 Europa Road

£5,100,000

Chestertons is delighted to exclusively offer this exceptional six bedroom house offering accommodation over four floors (served via a private residential lift) that has been meticulously designed and lovingly maintained. Located in the prestigious Buena Vista private estate and enjoying spectacular uninterrupted views to the Bay of Gibraltar and the African coastline, this substantial home benefits from a host of top of the range fixtures and fittings and a well-designed layout that ensures this house is suited to the demands of contemporary family living. Boasting chic and sophisticated interiors, the house comprises a top floor master bedroom suite with access to a terrace and six person hot tub, five further bedrooms and bathrooms, an impressive ground floor combined kitchen/living/dining space with additional snug area with access to a terraced garden area, heated swimming pool, wine cellar, utility, office, an abundance of storage and off road parking for three cars. Furthermore, this modern home benefits from a specification that is second to none, with integrated Leviton air-conditioning, Lutron lighting system, underfloor heating, integrated central vacuum system, comprehensive security, a Poggenpohl designer kitchen with state of the art Gaggenau appliances, Duravit bathroom suites and is fully networked with internet and TV to the whole house. Buena Vista development is a private gated community located in the sought after South District with a commanding cliff top position with incredible views to the Bay of Gibraltar, Morocco and the Spanish coastline to the West of the Bay and benefits from an additional communal pool.

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CHESTERTONS
Gibraltar



Buena Vista Park Villas

40 Europa Road

- 6 bed
- 6 bath
- Over 4 floors
- Private parking
- High specification
- Spectacular sea views
- Heated pool & garden
- Private gated community

Additional information

Internal 337 sq m

External 281 sq m

Service charges TBC

Basement

Hallway 3.9m x 3.1 m (12'10" x 10'2" m)

Spacious hallway benefitting from porcelain floor tiles and an abundance of storage and cupboard space, one of which houses the RAK systems that controls the electrical systems for the house. All hallways over the four floors benefit from the Otis domestic lift with its Gioset phone for emergencies.



Wine cellar 1.66m x 2.81m (5'5" x 9'3")

Dedicated wine cellar room with latticed inbuilt shelving for wine storage and a free standing Smeg fridge freezer. The room further benefits from a light porcelain floor tile, recessed lighting, Lutron ambient control system and integrated heating/cooling system.

Store room 10.7m x 1.6m (35'1" x 5'3")

Large side store room that runs the entire width of the house, benefitting from shelving.

Utility 2.6m x 1.7m (8'6" x 5'7")

Modern laundry room with a Miele washing machine and tumble dryer. Includes the same porcelain floor tile as the rest of the house, floor and wall level fitted cupboards, a sink and recessed lighting.

Bedroom 1 4.3m x 4.3m (14'1" x 14'1")

Modern and chic with a designer feel. This basement floor master suite benefits from natural light gained from a large skylight that is located on the ground floor terrace level. The room benefits from porcelain floor tiles, large fitted wardrobes that run along two walls, recessed lighting controlled via the Lutron ambient lighting system, integrated Leviton heating a cooling system,



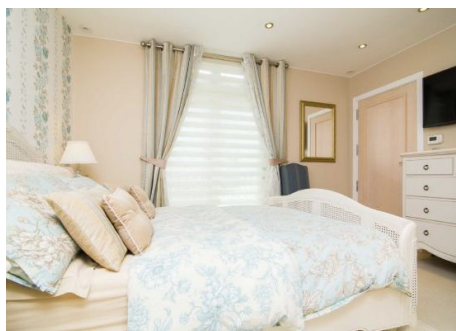
En-suite 2.9m x 2.6m (9'6" x 8'6")

Beautiful and contemporary with large dimensions and is a fully tiled with cool beige tones. The suite is a white designer Duravit collection, which comprises a sink with designer storage space beneath, a toilet and large walk-in shower with glass curtain. All the fittings are Hansgrohe with other benefits including a heated towel rail, recessed lighting and underfloor heating. There are two separate doors giving you access to the bathroom - one from the bedroom and one from the main hallway outside, thus enabling you to lock the bedroom access and allowing for the bathroom to become a guest space during terrace and pool usage.



Bedroom 2 5.2m x 3.2m (17'1" x 10'6")

Currently being used as a teenager's retreat, this is a large double sized bedroom with enough space to accommodate a small sofa and chillout area. The room is well fitted with bespoke furniture including a drawer and vanity space and benefits from a large walk-in style wardrobe. The room has a single glass door giving access to the side passage where you can walk up iron steps to either the pool area at the rear of the property or parking bays at the front and a large skylight. Further benefits include, recessed lighting controlled by the Lutron system, integrated heating and cooling system, TV and internet points



En-suite 2.6m x 1.9m (8'6" x 6'3")

Fully tiled with beige tiles to the floor and a beautiful embossed tile to the wall. Large Duravit bath and shower, toilet and sink (with designer storage drawer space beneath) all in white. The room further benefits from natural light, recessed lighting and heated towel rail.



Boiler room 3.9m x 2.5m (12'10" x 8'2")

Housing all of the centralised systems for the air-conditioning and Hoover systems.

Ground floor

Hallway

Entering via the front door, you are greeted with a modern and beautifully appointed hallway and stairway. The stairs are a modern design of oak wood and glass balustrade giving a sense of strong craftsmanship whilst allowing the light to move through the glass creating an open and spacious feel. At the rear of the hall there is a glass window with views in through the living space and out onto the pool area.



Kitchen 3.8m x 3.8m (12'6" x 12'6")

A sophisticated, modern and highly designer space. The beautifully appointed Poggenpohl kitchen is light cream in tone with a highly lacquered finish with touch opening and soft closing mechanisms on the drawers and cupboards. There is a light mixed brown/cream Silestone work surface with a dark wood veneer splashback. Above the central island which accommodates the state of the art Gaggenau induction hob is the ceiling integrated extractor fan. Appliances are top of the range with a full compliment of Gaggenau double oven, grill, plate warmer and inbuilt coffee machine, Gaggenau double fridge and freezer.



Living / Dining area 9.8m x 5.0m (32'2" x 16'5")

A special place with a long wall of windows and glass sliding doors opening onto the terrace and pool boasting views to the Bay of Gibraltar and Africa. The living area benefits an inbuilt media unit which is connected and networked to inbuilt ceiling speakers which can all be controlled via a wall mounted media console. The floating ceiling allows for a number of ambient lighting scenes and the generous proportions ensure you have a smart but homely environment to relax in. Behind the sitting area is the dining area with a table large enough to sit 8-10 people and beside this is the access to the domestic lift. Finishing the area is a side 'snug' with a TV and sitting space which is currently being used as a child's TV zone, separate from the more formal TV arrangement. Lutron controlled recessed lighting, integrated Leviton heating and cooling system is included.





Terrace / Garden 25.5m x 13.6m (83'8" x 44'7")

A beautiful terrace connecting you to the large heated pool and grassy area. At the far end of the garden space is the original stone wall separating the property from the incredible Mediterranean vista. From the terrace the views are incredible with uninterrupted horizons down the Strait of Gibraltar, over to the Moroccan coastline and Rif mountain range and West to the Spanish mainline. The terrace space is tiled and is large enough to accommodate outside dining, sitting and sun lounging furniture - the perfect al fresco setting to take advantage of the views.



First floor

Bedroom 3 3.8m x 3.8m (12'6" x 12'6")

Double bedroom with East facing Rock views. This stylishly designed room benefits from porcelain tiles to the floor, Lutron controlled recessed lighting, integrated heating and cooling, inbuilt wardrobe/closet and wall mounted TV.

En-suite 3.0m x 2.01m (9'10" x 6'7")

Quality of fixtures and fittings with a white Duravit suite which includes a shower with a Villaray and Bosh glass curtain, toilet and sink with designer sink unit. The room is fully tiled and benefits from Lutron controlled recessed lighting, natural light, heated towel rail, Hansgrohe fittings and extractor fan.

Office 4.4m x 2.7m (14'5" x 8'10")

Currently being used as a home office but with all the necessary services for use as a further bedroom. This East facing room gains natural light and views to the Rock and Buena Vista estate. Includes porcelain floor tiles, Lutron controlled recessed lighting, Leviton heating and cooling and TV and internet points.

En-suite 1.9m x 1.6m (6'3" x 5'3")

Duravit white suite comprising of a small shower with Hansgrohe fittings. The room is fully tiled and benefits from recessed lighting, a heated towel rail, extractor fan and wall mounted mirror.

Bedroom 4 3.6m x 3.5m (11'10" x 11'6")

Wonderfully bright, with a stunning West facing orientation. You are immediately taken with the incredible views from the large glass sliding doors that give access to another long and wide terrace. Double in size, the bedroom further benefits from a porcelain tile floor, Lutron controlled lighting system, large inbuilt wardrobe space and integrated heating and cooling.



En-suite 3.0m x 2.1m (9'10" x 6'11")

An interconnecting bathroom serving bedrooms 4 and 5. This is a large room with a Duravit bath and separate handheld shower attachment. A stylish designer space with a white Duravit suite with Hansgrohe fittings. Fully tiled with Lutron controlled lighting, heated towel rail, designer Duravit sink unit and extractor fan.



Bedroom 5 3.8m x 3.8m (12'6" x 12'6")

Being of the same Western orientation as that of bedroom 4, this is a bright and sunny space with incredible views of the Bay of Gibraltar out through the glass sliding doors that give access to the terrace. Porcelain tiled floor, Lutron controlled recessed lighting, integrated heating and cooling, fitted wardrobes. Beautiful bedroom currently being used as a play room.



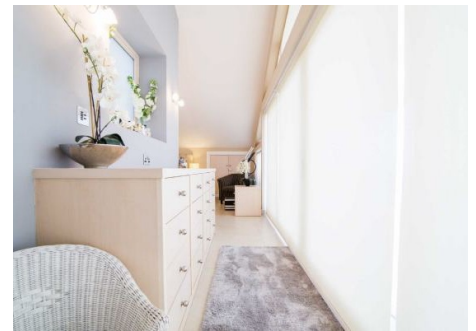
Terrace 10.0m x 2.4m (32'10" x 7'10")

Long tiled terrace with a glass balustrade serving bedrooms 4 and 5. Spectacular views of the Strait and Bay of Gibraltar, Morocco, and Spain.

Second floor

Master suite 9.2m x 5.5m (30'2" x 18'1")

Elegant and spacious master bedroom with dual aspect windows. Beautiful bespoke fitted furniture and under eaves storage/clothes space. The room benefits from an abundance of natural light and spectacular views to the Bay of Gibraltar from the large glass sliding doors that give access to the terrace. Includes porcelain tiled floor, integrated heating and cooling system and Lutron lighting system.

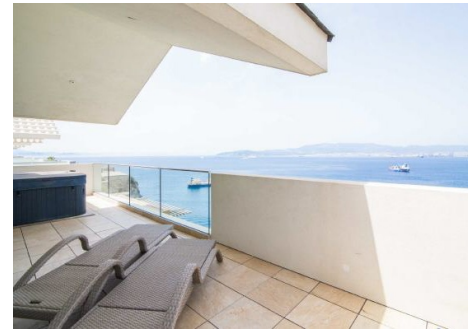


En-suite 3.0m x 2.8m (9'10" x 9'2")

Classic modern bathroom with large walk-in shower with glass curtain and Hansgrohe fittings. The white designer Duravit fitted suite includes a bidet and the room further benefits from a heated towel rail.

Terrace 10.1m x 2.7m (33'2" x 8'10")

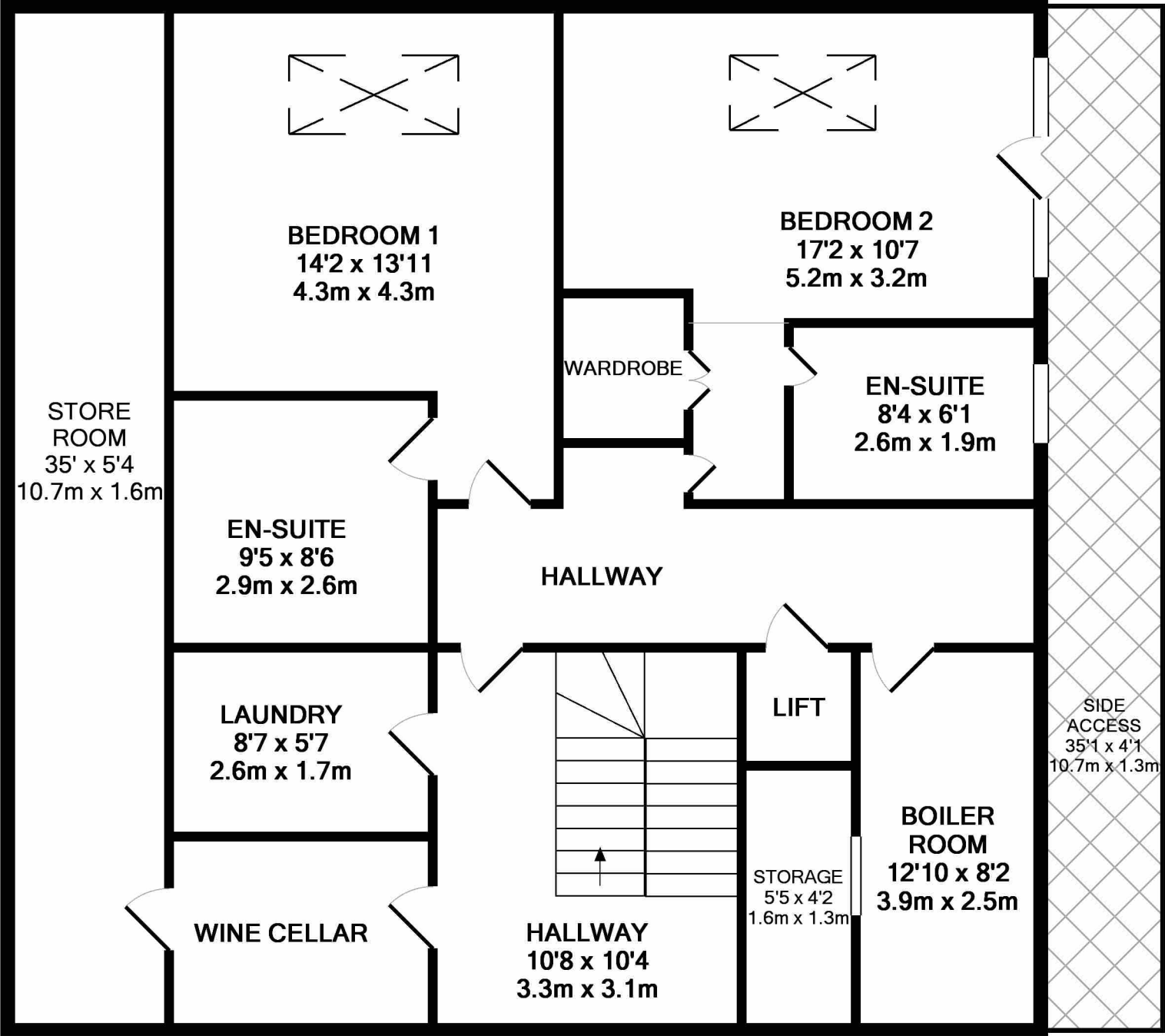
Large private terrace with tiled floor and glass balustrade boasting far reaching views to Morocco, Spain and the Bay of Gibraltar to the West. Furthermore, there is a fabulous 6-8 person hot tub.



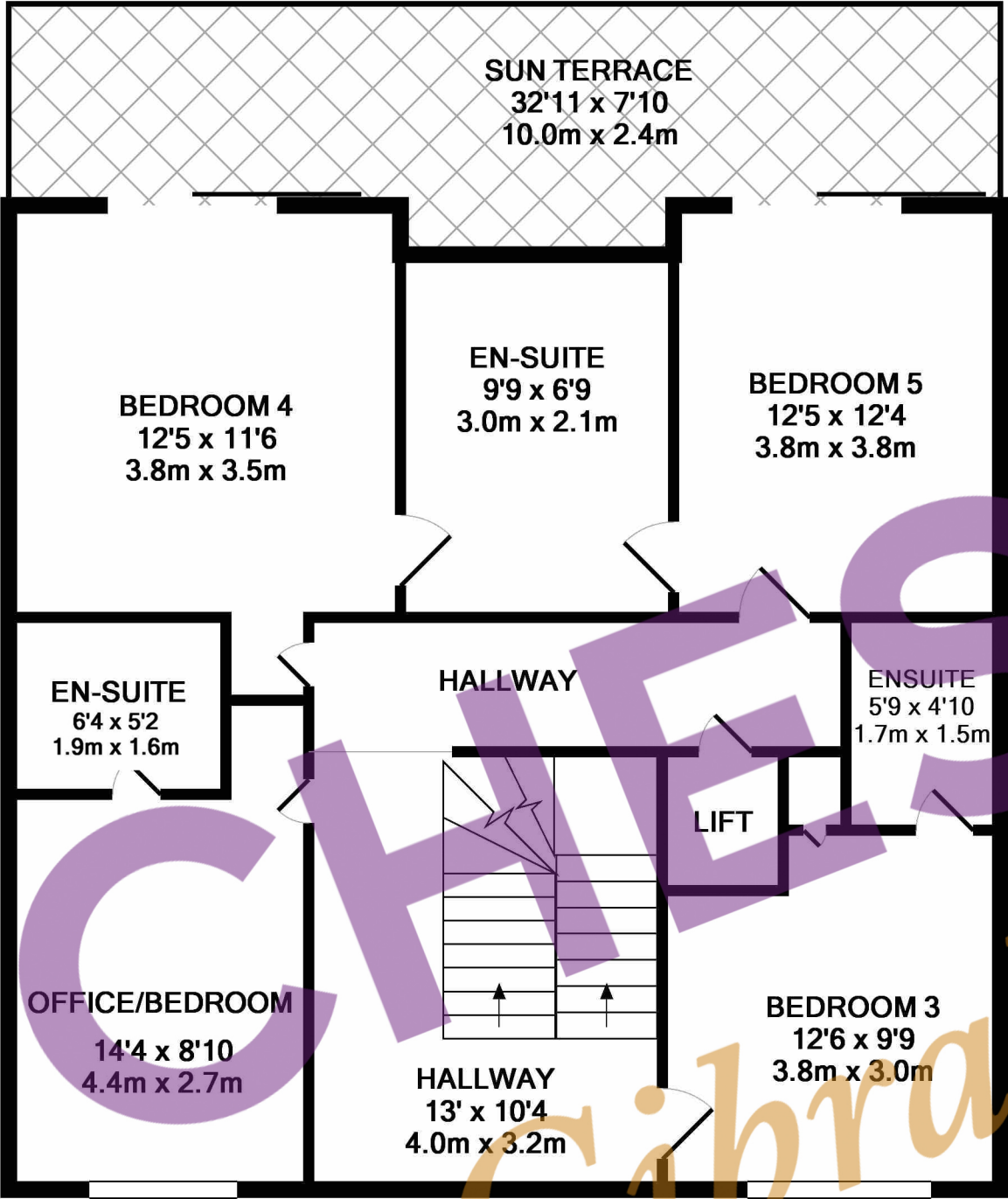
Additional information

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281 sq m Service charges
TBC Rates TBC

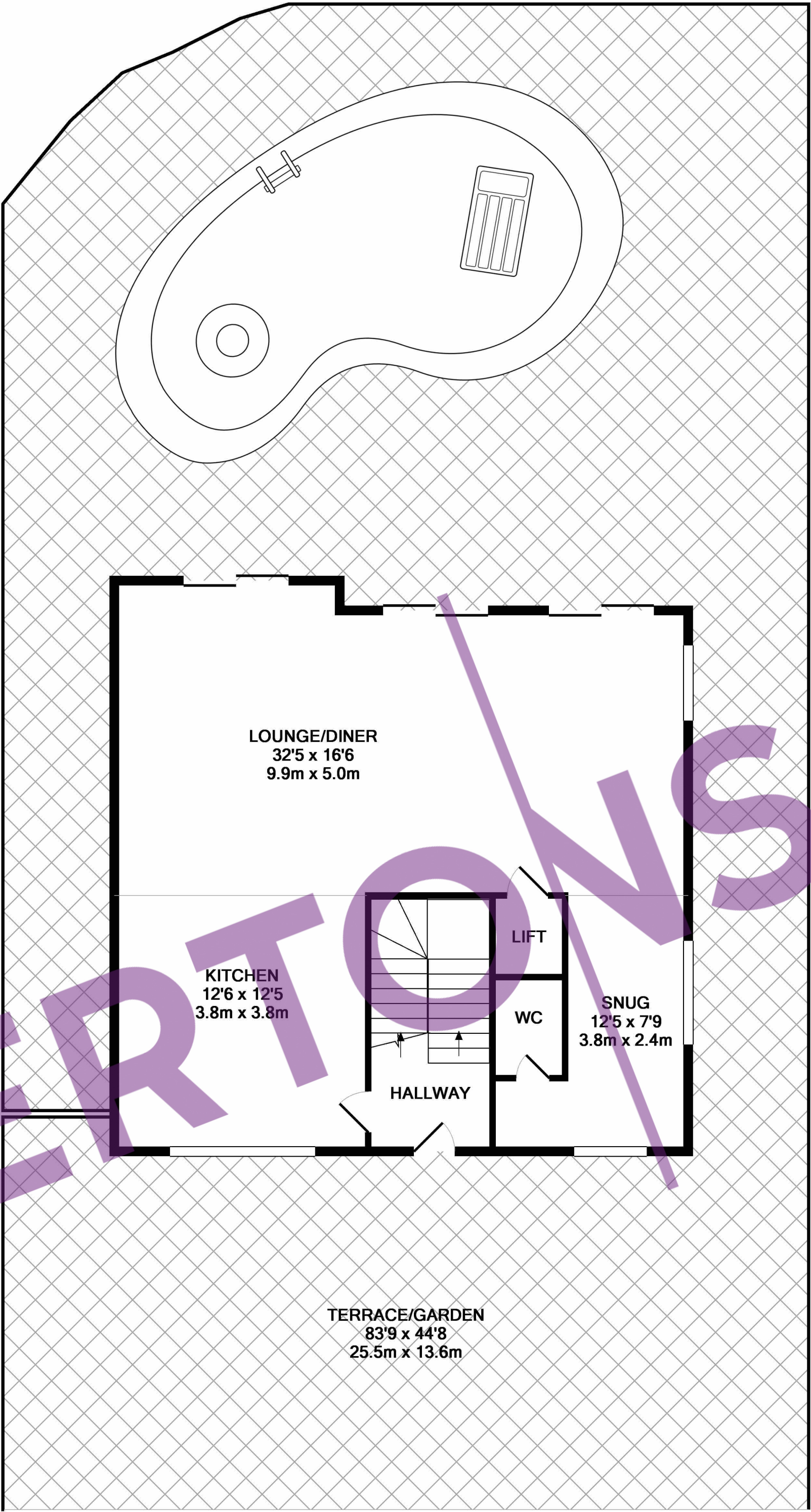
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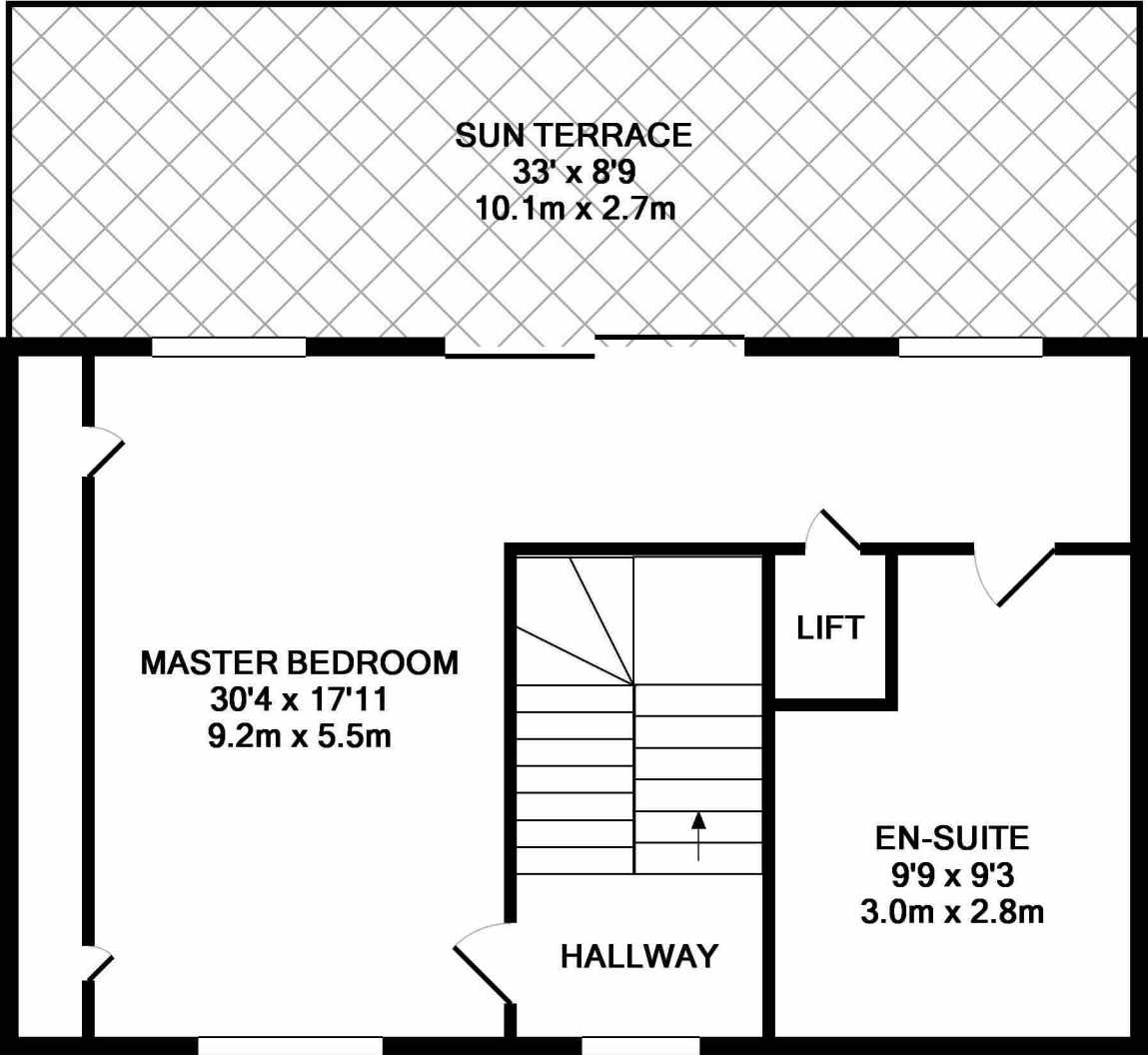
BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR



2ND FLOOR

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