

## 33865 Family house

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|              |                     |
|--------------|---------------------|
| Price        | 299 000 000 Ft      |
| House area   | 330 m <sup>2</sup>  |
| Lot size     | 3886 m <sup>2</sup> |
| Rooms        | 3                   |
| Bathrooms    | 2                   |
| Living rooms | 2                   |
| Kitchens     | 1                   |
| Storage      | 2                   |
| Floors       | 2                   |
| Built        | 2025                |

**Features**

- 3 layered windows
- Air-water heat pump
- Commercial properties
- Electric shades
- Extra quality
- Floor heating
- Shopping area nearby

Exceptional-quality family home for sale, divided into three independent units – featuring bespoke design elements and premium craftsmanship. We are delighted to present a uniquely crafted property designed with long-term durability and meticulous attention to detail. The estate consists of 330 m<sup>2</sup> of living space across three separate, private-entry units, set on a 3,886 m<sup>2</sup> fully landscaped double plot. Every aspect of the building reflects a commitment to quality, precision, and longevity. **Exterior Design & Premium Materials** The façade is clad in a custom-layered, uniquely colored limestone, for which nearly two years were required to source the full quantity needed for the building. The same premium limestone appears throughout the landscaped garden in the form of 22 hand-carved garden lights, crafted by a stonemasonry workshop and installed along the 3,200 m<sup>2</sup> of manicured outdoor space. All outdoor areas – including the rear and street-facing sections, as well as the spacious terraces – are finished with Viastein Sempre Mistro 6 cm paving stones, offering lasting durability and an elegant aesthetic. **Outstanding Insulation & Building Engineering** Exceptional energy efficiency is ensured by high-grade insulation throughout the structure: – 15–20 cm external wall insulation – 30 cm attic insulation – plasterboard suspended ceilings in every room with an additional 20 cm layer of rock wool – above-average thick insulation beneath the underfloor heating system. Heating and cooling are provided by a Panasonic Aquarea heat pump (16 kW heating,