


Attico




# An Exceptional Modern 4 Bedroom Double-Storey Cluster For Sale In Craighall

Mexico, Morelos, Cuernavaca, , , 2196,

PREZZO DI VENDITA

**USD 424314.00**

 330 qm  8 camere  4 camere da letto  4 bagni

 4 pavimenti  4 qm Superficie del terreno  4 posti auto



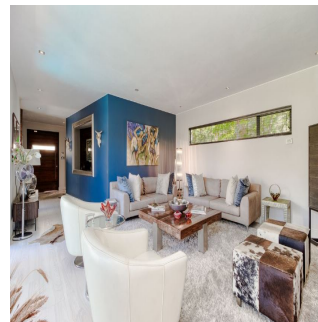
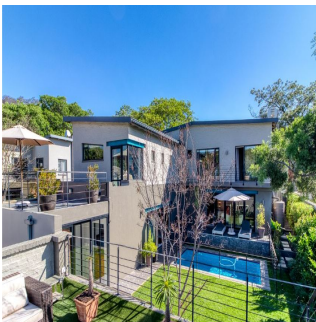
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Exclusive Mandate - For the discerning buyer. North-facing, modern 4-bedroom double-storey cluster, with staff quarters. Pure elegance and luxury, exceptional fixtures, and finishes set this home apart from the rest, by far the best unit in this small boutique security estate.

**BEDROOMS:**

- 3 spacious bedrooms on the second level, each with its own ensuite bathroom
- Versatile 4th bedroom on the downstairs level that can function as a study/work-from-home, or guest suite
- Owner's suite with a private roof garden

**BATHROOMS:**

- 3 ensuite bathrooms
- Guest cloakroom

**LIVING AREAS:**

- Lounge, complete with a gas fireplace
- Large open-plan dining room adjacent to the kitchen, complete with a wine cellar
- Pyjama lounge on the second level

**KITCHEN:**

- Gourmet kitchen, high-spec Bosch appliances, including a built-in coffee machine, double oven, and a Siemens gas cooker.
- Separate scullery

**OUTDOOR SPACES:**

- Lovely private garden with a sparkling swimming pool and a deck area
- Elevated roof garden with views

**ENERGY EFFICIENCY:**

- Full solar system with lithium batteries (2 x 5.6 kVA Inverters, 20 solar panels, 17.5 kW batteries)
- Imported gas-powered radiators provide heating throughout the bedrooms and pyjama lounge
- Backup water tank system, providing a three-day supply, is plumbed directly into the house,

**SECURITY:**

- Fully walled with electric fencing, alarm, and armed response

**OTHER FEATURES:**

- Staff quarters with full ensuite bathroom.
- Double automated garage
- Extra parking for 2 vehicles behind the garage for visitors
- Pet Friendly
- Fibre Ready

Disponibile Presso: 19.11.2023

Piano: 4    Pavimenti: 4    Anno Di Costruzione: 2017    Posti Auto: 4    Anno Di Costruzione: 2017    Tipo: Ufficio

## Amenita

ID	ID Immobili	Camera delle cameriere	Area Ricezione
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## Servizi All'aperto

Sicurezza 24 ore su 24	Posto auto coperto	Garage	Piscina
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