

Pentkhaus

# Luxurious 4 Bedroom House For Sale In Atholl

United Arab Emirates, Dubai, Dubai, , , 2196,

PRODAZHNAYA TSENA

**USD 619038.00**

🏠 517 qm

🏠 8 komnaty

🚗 4 spal'ni

🚿 4 vannyye komnaty

🏠 4 etazhi

📐 4 qm Ploshchad' 📄 4 mesta dlya zemel'nogo uchastka mashin



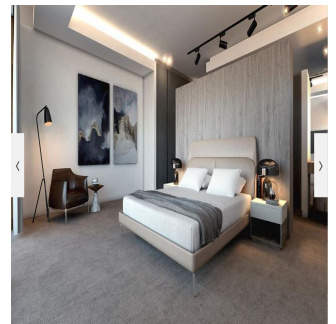
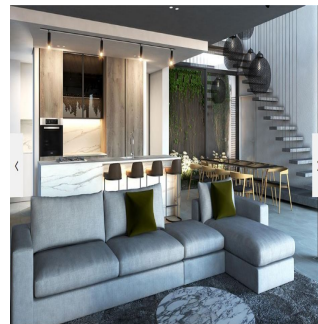
**Ephraim Zaslansky**

Firzt Realty

Johannesburg, South Africa - Mestnoye Vremya



27 11 731 0300



PRICE \$619 038 00 - Inclusive of Transfer Duties

A once-in-a-lifetime chance in the city: an ideally located, elite, freehold residential cluster development.

Type E 1 Unit Available (2 more in phase 2)

Unit /Stand 1 (Click on floorplan for site location)

Stand Size 508sqm

Under Roof 517sqm (Click on floorplan for details and layout)

Estimated Levy R6 667 p/m

Estimated Rates & Taxes R6 810 p/m

Ground Floor

Open plan:

\*Lounge

\*Dining

\*Bar

\*Kitchen with centre Island, breakfast nook

Separate scullery & laundry area

Media / TV room

Undercover entertainment area

Guest toilet

Pool with decking

Double garage

Off-street parking

Staff accommodation

First Floor

4 Bedrooms

4 Bathrooms all en-suite

Built-in cupboards, main with walk-in dressing room

Study

Open terrace off the main bedroom with decking, 2nd open balcony of bedroom 3 & guest bedroom

INTERIOR

- Imported Miele appliances
- Modern stone worktops
- Feature bathroom tiles
- Imported Meir tapware and Duravit bathroom fittings
- Freestanding baths
- Bespoke kitchen and bedroom joinery
- Excellent quality soft-close runners and hinges throughout
- 2.4m high doors with imported handles
- Bulkhead ceilings with recessed mood lighting
- Fibre connectivity

Additionally, a multitude of optional extras allows for complete customisation of your home, tailored to your needs. Download optional items and extras for range & costs.

EXTERIOR

- CCTV security camera perimeter system
- 3.2m high perimeter walls with electric fencing
- Access-controlled security gates
- Secured guardhouse
- Part of the South @ 6th Residents Association with a security-controlled road enclosure, including security boom, guardhouse and round-the-clock security vehicle patrols
- Ample internal parking space
- 300m2 private park for exclusive residential use

The Wahlberg offers modern city living at its finest, with a focus on space, privacy, and contemporary styling, all within a double access-controlled road perimeter for top-of-the-line protection and total peace of mind. The Wahlberg consists of 23 excellent freestanding homes with huge 3, 4, and 5-bedroom layouts, all close to Melrose Arch and the M1 freeway. A valued location, unrivaled architectural design, and stringent, cutting-edge security.

The landscaping compliments the architectural design of the Wahlberg, producing a unified look that extends to the wide verges and pavements. Residents may walk and bike along lush gardens and pathways beside the roads, while modest internal barriers and screens create a welcome sense of privacy at each street entrance. A huge 300m2 central garden area with professionally maintained grounds adds to its tranquil, park-like setting, providing The Wahlbergs' families with much-needed space to play, relax, and unwind in a perfectly secured and scenic surroundings.

Graceful, sumptuous, and functional - everything you've ever wanted for your dream home.

Dostupna S: 29.11.2023

Pol: 4      Etazhi: 4      God Postroyki: 2017      Avtomobil'nyye Prostranstva: 4      God Postroyki: 2017      Tip: Ofis



### Udobstva

Ya sdela eto	ID Svoystva	Komnata dlya prislugi	Priyemnaya
Kabinet			

### Naruzhnyye Udobstva

Kruglosutochnaya Okhrana	Garazh	Basseyn
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