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## Magnificent house in Miraflores gated community

1150 m2 residence on a 4000 m2 lot. Maximum comfort, excellent room distribution and spacious rooms.

Located at km 37.5 of route to Pilar. Excellent access from Panamericana highway.

Majestic two-story house. We enter the house through a large hall from which we can access a huge double living room on one side and a large dining room on the other, all connected to different galleries and large garden.

The ground floor features a playroom, a music room and a game room/studio with its own bathroom. Guest toilette.

The service sector features a large kitchen with island as breakfast area, an ironing room, laundry, three maid's quarters with bathrooms, and also a roofed garage for 4 cars.

Large garden with playground for children and pool.

Covered grill and clay oven are connected to the dining room and also to the garden.

The upper floor is accessed by stairs or by elevator and has 6 en-suite bedrooms, each with a dressing

### Characteristics:

- Lot area: 4000 m2
- Floor area: 1150 m2
- 37,5 Km Route Pilar
- 6 Bedrooms
- Playroom
- GYM
- Studio
- Maid's quarter
- Ironing room
- Laundry
- Roofed garage for 4 cars
- Covered Gallery
- Garden
- Pool
- Playground

room.

The large master suite has a bathroom with shower and jacuzzi and a dressing room the size of a room. Two more bedrooms overlooking the garden, with dressing room and bathroom with shower and bathtub. The fourth bedroom overlooks the street and has a dressing room and bathroom with shower. The fifth bedroom has a dressing room and bathroom with shower. The sixth is a bedroom which is currently a gym and its bathroom is hairdressing-like.

All blinds are electric.

\* Length and area measures herein stated are approximate. Binding and definitive data are those that arise from the title deed.