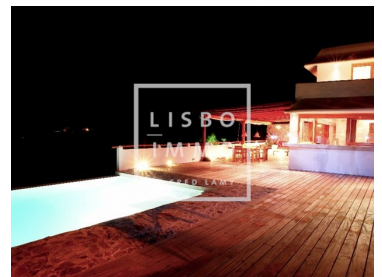




## Aberdeen - Country house



**4** Bedrooms    
 **4** Bathrooms    
 **400** Area (m<sup>2</sup>)    
 **1592,2** Land Area (m<sup>2</sup>)    
 **Garage**    
 **Swimming Pool**

**420 000 €**  
(EUR €)

## MARVELOUS VILLA, 400M2, SWIMMING POOL, TENNIS, LAS TERRENAS, SAMANA, DOMINICAN REPUBLIC

Magnificent villa of 400m2, in Las Terrenas in the Dominican Republic, on a cadastral plot of 1592.25 m2.

Las Terrenas is a village with miraculously preserved beaches located in the Dominican Republic on the Samana peninsula.

Lovers of a new life turned towards nature, or quite simply of the beach, you will find your happiness there all year round on the magnificent beaches of Coson, Bonita, Portillo ...

The villa is located on a hill (loma) very close to the center of the village of las Terrenas, in the middle of a tropical forest which overlooks the sea and in a colorful flower garden all year round.

It enjoys a magnificent sea view and perfect tranquility.



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL  
AMI 16803

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



5 minutes from the village center and 5 minutes from the beaches, you have easy access to all amenities while being preserved from the bustle of the village. It is the ideal place for a getaway with friends or family with children or to live there all year round. Las Terrenas has all the amenities, bars / restaurants / French supermarkets, French school...

The villa has a surface of 400 m<sup>2</sup> (covered terrace included) spread over 3 levels and has 4 double bedrooms, each with bathroom and WC.

It can accommodate 8/12 people.

You also have an infinity pool on a 170 m<sup>2</sup> terrace with a breathtaking view of the sea.

The villa is sold fully equipped: household appliances (TV DVD (US area) WiFi, washing machine, gas dryer, microwave oven, small household appliances, linen and dishes). It is ready to be lived in or rented.

Each room is equipped with air conditioning and fans.

The infinity pool has a children's pool and a removable safety barrier.

The villa includes a two-space covered parking with access to the cellar located under the villa terrace.

The nearest airport is El Catey (Samana AZS), 25 minutes from the villa, and Santo Domingo Airport (Las Américas, SDQ) is 1 hour 45 minutes away.

The villa consists of 3 levels:

Upon entering the villa you access the ground floor, opening onto the large 40m<sup>2</sup> interior living room and the fully equipped kitchen open to the terrace (1/2 bay windows).

Next to it is a bedroom with bathroom / shower and WC, QUEEN size bed and bay window leading directly onto the terrace.

A wooden staircase gives you access from the living room to the upper level, the private part of 80m<sup>2</sup>, a large master bedroom with bathroom / shower and WC, KING size bed, large bay window overlooking private terrace of 30 m<sup>2</sup>.

A large bay window, entirely sliding, gives you, from the interior living room, access to the large terrace (in Teak wood) covered with exterior living room and dining table.

The rest of the terrace consists of the outdoor terrace with these wooden lounge chairs, the infinity pool, the barbecue and the outdoor shower.

On the lower level, you have two bedrooms with bathroom / shower and WC including a bedroom with a KING size double bed and a bedroom with two single beds and a bunk bed (2 people).

The rest of the level gives access to the laundry room with washing machine and dryer, large closets along the walls, and to the technical room where the batteries are located, the 8 KW inverter, the pool pump, the water pump, 40m<sup>3</sup> tank with rainwater recovery.

The villa has been designed in an ecological way with recovery of rainwater in the tank, electricity by solar panels (for hot water), use of materials from the ground for construction (cut stone walls).

The residence has an organized condominium and includes 5 villas of the same type.

The 1,250 m<sup>2</sup> common areas include a clay tennis court, a tropical garden equipped with children's games (swing, sandpit) and a pétanque court. The access roads to and from the condominium are all concrete.

The caretaker's house is located at the entrance and is inhabited by the caretaker and his wife.

The entire condominium is surrounded by a perimeter wall with electrified cables.

The entrance gate is electric with a digital code. The villa has 24 hour security staff.

The caretaker lives on site, 24 hours a day, and takes care of the maintenance of the common parts



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com

Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL

AMI 16803

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



but also of the villa (painting, electricity, plumbing, varnish ...)

The caretaker's wife takes care of the maintenance of the villa, approximately 2 hours per day.

There is also a night guard from a private security company.

These charges are already included in the condominium charges.

The condominium rules are available and are very strict on noise pollution in order to enforce calm and tranquility in the middle of the vegetation.

The common parts (tennis court, roads, caretaker's house ...) are owned by a company (up to date legally, tax and accounting) 1/5 of the shares of this company are sold with the villa.

The house is currently in short-term AIRBNB rental and has a profitability of around 10% / year with an occupancy rate of 60% over the year (AIRBNB history available on request). The rental is currently managed remotely from another country, and its current organization does not require living locally in Las Terrenas. The caretaker managing customers with entrances and exits.

The current charges of the villa are around 500 euro per month including electricity, gas, internet and Tv subscription, and condominium charges.

The condominium charges include charges specific to the villa (pool and villa maintenance) and charges common to the condominium (night security, insurance, electricity, garbage cans, etc.)

We share with all real estate / professionals on a 50% / 50% basis.

**\*\*VISITS WITH PROTOCOL – PROPERTY INHABITED\*\***

As the property is not inhabited, the person responsible for the property is the only one who has the keys. Visits to the property are possible with restrictions and a protocol, a minimum distance of 2 meters between each person will be respected during the visit. Only one visit is possible per day, with a maximum of 2 people per client. Thank you for your understanding by respecting these conditions we put everything in force to respect the instructions set up by the Portuguese authorities.



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

**T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com**

**Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL  
AMI 16803**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Air conditioning
- Suites: 4
- Equipped kitchen
- Garden
- Storage
- Built year: 2007
- Roof terrace
- Central location
- Terrace
- Furnished
- New Construction
- Built-in closets
- Social bathroom
- Pool
- Tennis Court
- Balcony
- Private condominium
- Walking distance to beach
- Energetic certification: B
- Garage
- Modern
- Floor: 3



**Frederick Lamy**

+351 927 55 45 45 <sup>2</sup> · +33 6 68 63 34 54

fred@lisboimmo.com

**T +351 927 55 45 45 <sup>2</sup> · T +33 6 68 63 34 54 · E fred@lisboimmo.com**

**Rua 1 de Maio #150 LISBOA 1300-476 PORTUGAL  
AMI 16803**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)