

VILLA MÁRTIRES

TRUJILLO, CÁCERES, SPAIN



Charles Paternina
PROPERTIES
GREENWICH INTERNATIONAL

Villa Mártires is made up of four buildings: 1) the magnificent main house, 2) a guest house, 3) a large building with interior renovation possibilities, and 4) an independent apartment. The plot has a total area of 1.5 hectares and the buildings have a combined total built area of approximately 2,374 m2.

The main house and guest house offer a stately and luxurious style with five ensuite bedrooms, two modern kitchens, a grand formal hall, two sitting rooms, and spacious spaces including a hand-carved granite staircase with exposed beams, marble floors and a dining room with an oak boiserie.

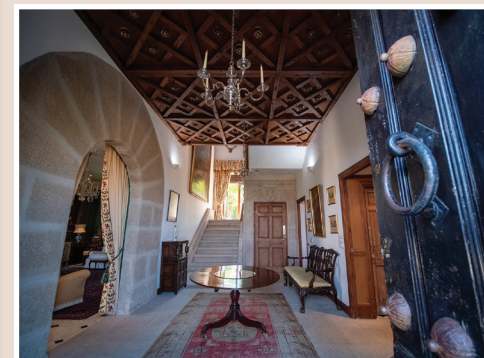


Guest House

- Three ensuite bedrooms
- Bespoke kitchen with gas cooker, fridge-freezer, beverage fridge, dishwasher, and indoor dining area
- Covered terrace with views of pool and horizon
- Separate indoor summer living room



Located in the gardens, the apartment has its own separate entrance and has been restored to create an open, contemporary, and elegant space. A modern glass staircase divides it into two levels. The upstairs bedroom has an ensuite bathroom with shower/WC. On the ground floor, the spacious living room consists of a kitchen, a second full bathroom, and dining room. Two large glass paneled doors lead to a lovely terrace and private garden.

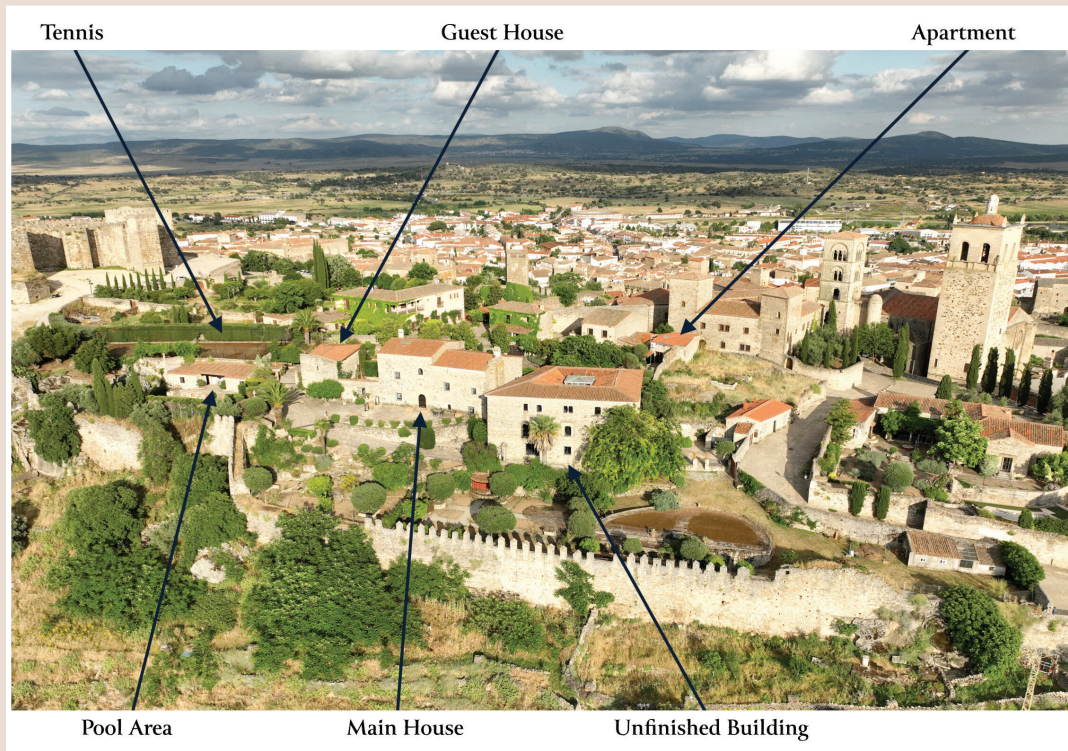


The building with interior renovation possibilities and finished exterior offers the alternative of finishing four apartments with two ensuite bedrooms each, or a large family home for either personal residential use or rental apartments. The building contains a beautiful atrium-style courtyard with a well and glass roof.



The elegant terraces descend to the edge of the cliff, with dreamlike views. There are several areas to sit and enjoy the outdoors, including a summer dining room surrounded by gardenias, an impressive Roman-style swimming pool, and a tennis court next to the battlements of Trujillo Castle.





GENERAL CONDITIONS

Price does not include expenses and taxes to be paid by Buyer. Seller has the right to choose a notary. In particular, Buyer is responsible for paying the following taxes and expenses: (i) in the first deliveries of buildings (new construction) VAT and AJD; (ii) in the second and subsequent deliveries of buildings, payment of the ITP; (iii) the notarial and registry fee in both cases.



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