

RE/MAX[®] Prestige **Ocean Properties**

The Real Estate Leaders **Playa Panama, Costa Rica**



Casa Aude \$3,800,000.00

It was love at first sight when the building owner discovered a piece of land in the quiet and beautiful bay of Playas del Coco, at walking distance to the city center and attainable by a newly developed promenade for hikers and cyclists. He soon came with the idea of building a villa for himself, keeping in mind the keywords: space, light, splendid ocean and nature view. This idea has been materialized in cooperation with Belgian and Costa Rican designers and architects resulting in a residence demonstrating top architecture. The house is now finished and will participate in the Architecture World Championship in Singapore 2015. High degree of functionality, not disregarding the unique design though.

Since the villa was built for private use by himself, the owner didn't make any restrictions in regarding to functionality and cosines. Casa Aude had to be a real "home" where it's good to live. Thanks to all these elements, Casa Aude has become what it

is today: a super modern villa fitting perfectly in the environment and adapted to the future inhabitants, with every thinkable facility.

Modern and stylish. These were the key concepts in the design of the kitchen area. An ingenious blend of design features, selected materials and refined surfaces make Casa

Aude an example of modern kitchen architecture. The main building is over 577 square meters (6210.78) square feet on a 1406 M2 ocean front lot.

Main building 577 m2

Living spaces

Living room: 70 m2

Kitchen: 50 m2 with terrace 65 m2

Office: 17 m2

Second Level -

5 bedrooms and 4 bathrooms

2 garages: 30 m2 each

- 5 bedrooms, 4.5 bathrooms, 577.00 sqm building size.
- Walk to Beach
- Nature View
- Beach Front
- Bath tub
- Laundry Room
- Maid's Quarters
- Ceiling Fans
- Panoramic Ocean View
- Ocean View
- Sunset
- Refrigerator / Freezer
- Bar Refrigerator
- Hood Fan
- Oven/Range
- Microwave
- Dishwasher
- Washer
- Dryer
- Outdoor Grill
- Pool
- Infinity Edge Pool
- Terrace
- Patio or Deck
- Concrete Block Construction
- 2 Car Garage
- Covered Parking
- Storage Building
- Guest Parking
- Landscaped
- Fenced
- Lawn
- Automatic Sprinklers
- Electric Gate / Controlled Access
- High Speed Internet
- Cable
- Electricity
- Public Water (AyA)
- Septic

Fully equipped 90 m2 apartment

- main entrance hall, stairs, toilet
- storage room

Apartment 90 m2 Air-conditioned and fully equipped with 1 bedroom, kitchen, living room, bathroom for housekeeper, maid, visitors or friends.

BBQ House 124 m2

Infinity edge swimming pool 3x9 m=27 m2 with RGB LED lighting and a sun terrace covering 90 m2

Fully landscaped garden extending to 800 m2

The second level houses the 4 bedrooms, Two bedrooms situated at the two ends of the cantilever and have magnificent views: The master bedroom faces the ocean and the rear bedroom has beautiful mountain views. A spacious central landing with a staircase gives direct access to the kitchen area and living rooms .

- Paved Road
- Security Alarm System
- Shopping / Restaurants / Nightlife
- Hiking Trails
- Near Golf Course
- Walk to Beach
- Pets Allowed
- Public Transportation



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