



Immobilien Werner Rieger GmbH

IMMOBILIEN WERNER RIEGER GMBH D – 83093 BAD ENDORF MARTIN – LUTHER- STRASSE 4 TEL.: 08053/796632

INFOS UNTER: Loc. Volta di Nò, 14 – I-38060 – TENNO

I-Tel: 0464/521551 – I-Fax: 0464/559931 – cell. phone: 335/272887

D-Fax: 0039 0464 559931 – D-Handy: 0039 335 272887

Internet URL: <http://www.immobilienrieger.com> **e-mail:** werner@immobilienrieger.com

Expose nr. 9

Kind of real estate: great Spanish villa in the heart of Coral Gables

Position the villa is in a quiet and famous area near Miami

Area:: 1045 sqm

Usable area all together 408 sqm divided as follows :

- | | |
|-----------------------|---|
| 1 st floor | 1 open space kitchen
1 dining room
1 living room
1 library
1 office
1 bathroom with shower
1 bathroom
1 pool with water fall and great porch
1 garage with 2 car parking places |
| 2 nd floor | 3 sleeping rooms
1 bathroom with tube
1 bathroom with Jacuzzi
1 terrace with 30 sqm |

General : the villa has been constructed 1923, and it has been reconstructed recently. It is decorated with great marble and artistic floors. It has been taken care for. The furniture is of high quality. It has three chimneys, representative living room, pool and a great porch.

Price: € 1.107.000 € (one million one hundred seven thousand €, based on an exchange rate €/€ of 1.4)