

Alva
Reference 090026



Beautiful villa on the river with a cinema room and boat dock in Alva

living space:	603 m ²	swimming pool:	✓
plot area:	1.192 m ²	energy certificate:	in process
bedrooms:	6		
bathrooms:	6		
sea view:	-	price:	\$ 1,826,000.-



Alva

Reference 090026



Details:

This beautiful house has a distance of just 60 meters to the Caloosahatchee River and is situated on a 3.13 acres lot. The impressive living space of 6493 sqft (603 m²) offers 6 paradisiacal bedrooms and 6 bathrooms with spa. Furthermore it includes 2 dens, a private cinema room, a game room and a wine cellar. The gym suits perfect for sports people and you can relax in the massage room.

The gourmet kitchen is equipped with two refrigerators, a granite countertop and a gas stove. From the dining area you can enjoy a spectacular view of the beautiful Caloosahatchee River. The entire property is decorated with parquet floors and the terraces have a wraparound view with fireplaces, pool, spa and outdoor shower.

For boats there is a docking station with lift and a garage with space for 4 cars and an extra detached storage building. Presented by G. Wolff.

Alva

Reference 090026



Location & surrounding area:

Alva is located in South Florida between Fort Myers and LaBelle. With a population of 2600, it is a quiet town and it borders to the Caloosahatchee River. The Southwest Florida International Airport is just 23 km to drive, and Miami 220 km.

The name of the city has the following reason: A captain from Denmark, who was also a botanist, came across the Caloosahatchee River and liked it so much that he founded here the small village in 1800. The sailor had a special focus on a small white flower. Later the flower was named Alva (aka *Sabatia brevifolia* Rafinesque).

For many connoisseurs of fabulous places the Lovers Key State Park is one of the most beautiful beach in the world and therefore an absolute must to visit. The climate is subtropical and therefore consistently warm all year. The summer days have a temperature of approximately 88° F.

Alva
Reference 090026



Cinema room



Large billiard room



Fully equipped bathroom with spa



Spacious terrace with mosquito protection



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

Alva

Reference 090026



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MONDIAL • ,
TEL. +34 971 720 164 • INFO@PORTAMONDIAL-FLORIDA.COM