



VILLA ANDALUSIA

Siesta Key ~ Sarasota, Florida

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GRANDNESS MEETS COMFORT IN AN EXQUISITE GULF-FRONT ESTATE

A stunning statement of refinement and comfort, this impeccably-designed, lushly-landscaped estate sits on almost an acre at the coveted north end of Siesta Key, directly on the Gulf of Mexico. Here residential bliss comes to life with spectacular living quarters, luxurious finishes, state-of-the-art systems and resort-like amenities, all within a private Gargoyle-guarded walled and gated property. Classic Mediterranean architecture fuses with a Moorish flair to create a beach-front haven that's as distinctively stylish as it is tastefully eclectic.



A DRAMATIC ENTRANCE

Completed in 2007 by premier Sarasota luxury homebuilder Perrone Construction, Inc., this grand residence instantly impresses from the moment you proceed up the long drive through the private gate to the incredible front entrance and beyond. Step into the awe-inspiring foyer adorned with two gorgeous hand-painted ceiling murals, custom stained glass windows, soaring ceilings, and a dramatic winding staircase with solid slab stone steps accented by mosaic risers.

SPACIOUS, STYLISH LIVING

The divine ambiance of this sprawling estate sets the perfect backdrop for indulgent relaxation and entertaining. The meticulously-appointed interior presents expansive living, dining and family rooms served by a state-of-the-art kitchen, large galley-style butler's pantry and walk-in wine cellar. Five generously-sized bedrooms with en suite baths, including a spectacular master suite, plus 4 half baths optimize comfort, along with a wonderful 2-story office, media room and full amenity gaming area.





PRIVATE OUTDOOR OASIS

Enjoy private, picturesque outdoor spaces at every turn which envelop you with natural beauty and offer incredibly scenic views. Eight open porches and patios capture breathtaking vistas of blue sky, crystal waters, and the abundant greenery of elaborately landscaped grounds flanked with majestic palm trees, other tropical plants, and classic old Florida oaks. Each bedroom has its own or an immediately adjacent patio; a Zen-like covered patio with stone floors and wood ceiling sits off the game room; the family room gives way to an enormous covered outside dining area and summer kitchen overlooking the pool. A magical rooftop garden/terrace accessed by elevator features amazing views of the Gulf, plus has the conveniences of a spa, half bath, loggia, large bar area with slate floors and marble countertops, refrigerator, ice maker, dishwasher, and multiple seating areas accented by gas torches.





SERENE LIVING AREAS WITH SOPHISTICATED FINISHES

Exceptional living quarters complemented by upscale finishes invite comfort and exude elegance. Stone and wood flooring flow throughout most living areas. The stately living room boasts a hand-carved stone gas fireplace, columns, and a hand-painted ceiling mural. Between the beautifully-appointed dining room and kitchen is a large butler's pantry with abundant storage and serving space as well as a second full-size refrigerator. The chef's kitchen is equipped with custom cabinetry, imported chisel-edge marble countertops, premium appliances, an expansive breakfast/entertainment bar, plus an enormous center island with mosaic tile sink as its centerpiece. Off the kitchen sits the family room with custom built-ins that encase a salt water fish tank. A full wet bar with a lit onyx counter, refrigerator, dishwasher and icemaker grace the game/billiard area. The two-story office has custom-designed stained glass doors and wall recesses, and winding stairs to the rooftop salon and garden. Retire to the sumptuous master suite with a custom stone fireplace, painted ceiling mural, custom closets, opulent master bath and patio showcasing views of the Gulf and pool area.





POOLSIDE PARADISE

Nothing compares to having your own private resort-like beachfront retreat. Savor serenity, host small groups or hold large-scale parties in the expansive, glamorous seaside pool and cabana area that is second to none on Florida's Gulf Coast. Gaze at the waterfall cascading over a custom-designed grotto. Relax in the idyllic lounging section or in the separate spa area capturing pristine views of the Gulf. Make any event complete with live entertainment thanks to a hidden stage by the pool. There is also a smaller pool closer to the Gulf, and a waterslide built into the grotto wall. Entertaining is seamless in the large outdoor living room and summer kitchen with a full bar, Dacor grill, U-line refrigerator and icemaker, and dining area for 10 or more overlooking the Gulf and pool area. All of this located just steps from azure blue waters and the beach.





A SCREENING ROOM & OTHER INDOOR PLEASURES

Staying home is just as enjoyable with your own plush, secluded media/screening room. Highlights include a state-of-the-art home theater installed by Advanced Audio with a 125" 2.35-1 aspect ratio screen (true movie format), high-definition video projector and cutting-edge sound system controlled with a top-of-the-line wireless color touch-screen AMX controller. The AMX automation system operates all audio visual, lights and HVAC. A Kaleidescape movie on-demand server is accessible from the family room, master bedroom and home theater, with top-quality big screen flat panel displays throughout the home. Enjoy music with a whole house music system featuring premier components and speakers. Every room and outdoor area is controlled via in-wall key pads with digital display.

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- Nearly an acre on the Gulf of Mexico
- Beachfront
- Over 9,200 square feet under air
- Over 13,500 square feet of total built area
- Gated and walled
- Paved driveway leading to garage space for four or more vehicles
- Lushly landscaped and lighted grounds
- Located on Siesta Key, home to the USA's #1 rated beach
- Exquisite design and construction

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