

● PROPERTY FEATURES

34 VIA ARAGON

SAN ANTONIO, TEXAS

A curated collection of luxury finishes, amenities and advanced technology

ARCHITECTURE & GRAND ENTRY

- **Statement Entrance:** Dramatic 13-foot entry door and soaring ceilings introduce an unforgettable arrival.
- **Grand Living Room:** Approximately 25-foot ceilings crowned by a spectacular 13 x 28-foot skylight.
- **Sculptural Staircase:** Iron-and-marble staircase with elegant glass railings overlooking the living space.
- **Statement Wine Display:** Striking architectural wine showcase and refined design details.

PRIMARY SUITE & MAIN LEVEL

- **Primary Retreat:** Floor-to-ceiling glass and direct outdoor access create a serene private sanctuary.
- **Spa-Inspired Bath:** Solid marble soaking tub complemented by exquisite fixtures and luxury finishes.
- **Executive & Flex Spaces:** Private executive office, versatile flex room and dedicated laundry.

UPSTAIRS LIVING & ENTERTAINMENT

- **Guest Suites:** Three spacious upstairs suites with en-suite bathrooms and private balconies.
- **Entertainment:** Dedicated game room and private theater for elevated leisure.

INTELLIGENT HOME TECHNOLOGY

- **Josh.ai Smart Home:** Fully integrated control of lighting, climate, entertainment and security.
- **Advanced Access:** Facial recognition and fingerprint access enhance everyday convenience.

CHEF'S KITCHEN | GAGGENAU

- **Showpiece Kitchen:** Premium Gaggenau appliances in a sophisticated culinary setting.

CATERING KITCHEN | SUB-ZERO & WOLF

- **Professional Appliances:** Fully appointed catering kitchen featuring Sub-Zero refrigeration and a Wolf range.

RESORT-STYLE OUTDOOR LIVING

- **Private Pool:** Resort-style swimming pool designed for relaxation and entertaining.
- **Outdoor Entertaining:** Expansive patio and private backyard for an exceptional outdoor experience.

FOUR-CAR GARAGE

- **Oversized & Refined:** Four-car garage with oversized doors and epoxy flooring.

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