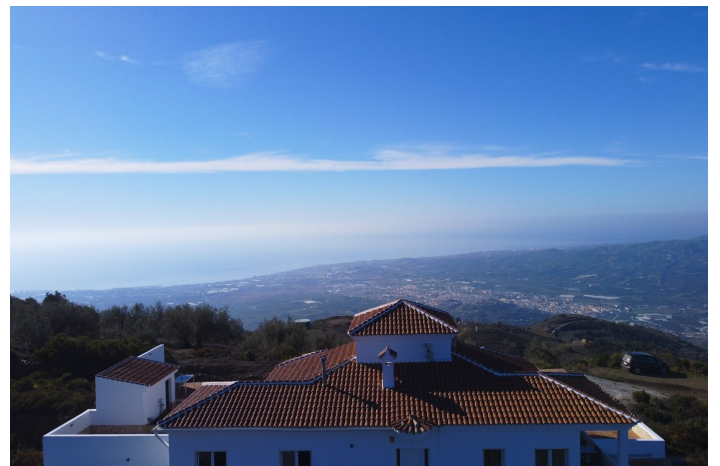


## Villa for sale in Arenas

495,000 €

Reference: R4929529 Bedrooms: 3 Bathrooms: 2 Plot Size: 5,033m<sup>2</sup> Build Size: 330m<sup>2</sup> Terrace: 350m<sup>2</sup>



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## Axarquía, Arenas

Exclusive Villa with Breathtaking 360° Views in Arenas, Spain:

Welcome to one of the most unique villas in the Axarquía region, with panoramic views of both the Mediterranean Sea and the surrounding mountainous landscape. Located in picturesque Arenas, just 20 minutes from Torre del Mar and 45 minutes from Málaga centre and the airport, this location offers a combination of tranquillity, nature and excellent accessibility.

Contemporary Design and Comfort:

Built in 2007, this villa extends over two floors and offers a harmonious blend of luxury and functionality. The ground floor opens to a generous sun terrace and consists of four well-thought-out rooms:

- A central dining area.
- An atmospheric TV lounge.
- A cosy seating area adjacent to the kitchen.
- A modern, fully equipped kitchen with high-quality appliances such as a combination oven, steam oven, built-in coffee machine, wine cooler, dishwasher, combi gas and induction hob, granite worktop and a kitchen island ideal as a breakfast and seating area.

The kitchen is the beating heart of this villa, with direct access to the terrace where you can fully enjoy the sun and the mesmerising views of the Maroma Mountains.

High-quality Finishes and Light:

The villa is characterised by large windows that provide an abundance of natural light and phenomenal views from almost every room. The spacious master bedroom on the ground floor features built-in wardrobes and a stylish open bathroom with double washbasin, walk-in rain shower, bathtub and separate toilet. Electric underfloor heating, divided into three zones, ensures optimal comfort, including in the master bedroom and ensuite bathroom.

Ground floor and Additional Possibilities:

The ground floor is accessed via an elegant spiral staircase and comprises:

- Two spacious bedrooms with fitted wardrobes.
- A shared bathroom with double sinks and a generous shower.
- A separate toilet in the hallway.
- A large garage with two adjacent storage rooms, with potential to be converted into an additional studio or bedroom.

Outdoor space and Facilities:

The generous terrace (350m<sup>2</sup>) offers plenty of space to enjoy the sun all day. The private 10 x 4-metre pool invites you to relax, while the covered terrace at the villa is perfect for spending hours enjoying the tranquillity and spectacular views. Additional features include a storage room for garden and pool materials and a technical room under the villa.

Self-sufficient and Practical:

The villa is connected to the electricity grid and has water from its own well and cargo deliveries, with a storage capacity of 8,000 litres. There is also a rainwater harvesting system with a 10,000-litre tank, ideal for garden and pool use. All windows and doors are double-glazed.

Your Dream Home Waiting:

Our team invites you to discover this unique villa for yourself. This can be done both physically and through a virtual tour. At us, we realise dreams, and this villa is the perfect proof of that. Don't hesitate and schedule your visit today.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Basement

### Views

Sea  
Mountain  
Panoramic  
Pool

### Pool

Heated  
Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Country

### Furniture

Fully Furnished

### Security

Alarm System

### Category

Reduced  
Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One