



## Villa for sale in Almuñecar

845,000 €

Reference: R3975760 Bedrooms: 5 Bathrooms: 3 Plot Size: 982m<sup>2</sup> Build Size: 434m<sup>2</sup>





## Costa Tropical, Almuñecar (town)

Outstanding Pool Villa on two levels with sea and mountain views.

Welcome to this fantastic villa, where nothing has been left to chance. Really good floor plan and built with materials that make the indoor climate optimal all year round. A large terrace surrounds the entire house, with another lovely sun terrace and pool downstairs. Garage with space for two cars, a very well-kept house that must be seen.

Directly inside the door on the entrance level you have the first bedroom, which is today used as an office. There is also a toilet, along with several closets. On the same side, before the stairs up to the upper floor, is the laundry room with access to the terrace at the back. In the laundry room there is also a water heater, which is powered by solar panels on the roof. Opposite the laundry room is a fully equipped kitchen with dining area, here there is also an exit to the lovely terrace that surrounds the house. We move on to a large bright living room with glass doors leading out to the terrace, where you have a brick barbecue and a real outdoor oven. A wonderful place to cook and socialize during warm summer evenings.

We take the stairs up to the upper floor, where we have four more bedrooms and two bathrooms. There is also a bright and nice walk-in closet with a window. The first three bedrooms share the first bathroom and the fourth bedroom, Master bedroom, has its own bathroom. Master bedroom also has access to its own terrace with a lovely sea and mountain view.

Once out of the house we take the stairs that lead down to the pool and the wonderful sun terrace, here is also a small garden with some fruit trees. On this floor we also have the entrance to an unfurnished basement floor of about 180 sqm, where you can make an entire apartment, or why not, a cozy bodega. There are two more ledges below this plane, with several fine fruit trees of various kinds.

The beaches and central parts of Almuñecar can be reached in 20 minutes walk, by car it takes 5 minutes. Almuñecar is one hour from Malaga Airport by car, there are also regular bus trips from Malaga to Almuñecar. During the winter months, you have only an hour and a half drive to Granada and skiing in the Sierra Nevada, the best of both worlds.



## Features:

### Features

Private Terrace  
Storage Room  
Fitted Wardrobes  
Barbeque  
Solarium  
Basement

### Views

Sea  
Mountain  
Panoramic  
Pool

### Pool

Private

### Parking

Garage  
Private

### Orientation

South  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town

### Kitchen

Fully Fitted

### Utilities

Electricity

### Climate Control

Fireplace

### Condition

Excellent

### Garden

Private  
Landscaped

### Category

Reduced  
Resale