



Villa détachée à vendre à Rincón de la Victoria

574 000 €

Référence: R4990075    Chambres: 4    Bain: 2    Construite: 250m<sup>2</sup>





## Costa del Sol East, Rincón de la Victoria

This magnificent 250 m<sup>2</sup> townhouse, located next to the Añoreta Golf course, is the perfect choice for those seeking a combination of comfort and tranquility in a unique setting. Imagine living in a privileged environment, surrounded by nature, enjoying the peace of a private residential area with only a few neighbors, and breathtaking views of the sea and mountains. With an excellent south-facing orientation, the home is filled with warmth and natural light throughout the day.

### A LAYOUT DESIGNED FOR ENJOYMENT:

On the ground floor, you'll find a cozy, spacious, and bright living room with a fireplace, a large open-plan kitchen, a guest toilet, and a charming covered terrace with stunning views that opens to your private garden—ideal for enjoying the outdoors in any season.

The first floor features three spacious bedrooms with built-in wardrobes and two bathrooms, one of them en-suite.

The second floor boasts a spectacular 30 m<sup>2</sup> attic, perfect as a relaxation area or home office, with access to a large terrace offering panoramic views.

The 80 m<sup>2</sup> basement, with windows providing natural light and ventilation, is a versatile space that can be transformed into a playroom, gym, or whatever you imagine.

### UNBEATABLE LOCATION:

- Located next to the golf course, offering an exclusive and green environment.
- Close to Novaschool Añoreta, one of the most prestigious international schools.
- A very peaceful area with few houses and a select community.
- Well connected to the A-7 highway, ensuring quick access to Málaga and the Costa del Sol, as well as easy access to the nearby beaches.

### EXTRAS:

- Panoramic views of the sea, golf course, and mountains.
- Saltwater swimming pool in a private community with only a few neighbors.
- Private parking space.
- Tilt-and-turn PVC windows for enhanced thermal and acoustic comfort.

If you are looking for a home surrounded by tranquility, with spacious areas, natural light, and views that will captivate you, this townhouse is for you.

Come and visit—it will win you over!

The Abbreviated Informative Document is available. Costs: Taxes (ITP or VAT + AJD) + notary and registry fees. NBC



## Spécification:

### Caractéristiques

Terrasse privée

Sous-sol

### Piscine

Private

### Cote d'énergie

D

### Contrôle du climat

Cheminée

### Meubles

Partie fournie

### Cote d'émission de CO2

D

### Condition

Bien

### Cuisine

Entièrement équipée