



stijn@abracasabra.es

+34 669 92 17 84

## Villa for sale in Almuñecar

1,600,000 €

Reference: R4986991   Bedrooms: 4   Bathrooms: 3   Plot Size: 140m<sup>2</sup>   Build Size: 316m<sup>2</sup>   Terrace: 59m<sup>2</sup>





## Costa Tropical, Almuñécar

This beautiful villa is in a dream location on the tropical coast of Almuñécar. A villa of spectacular design, with 180° panoramic views over the sea. Located just 100 meters from the beach, the residences are a true sanctuary for both body and mind, offering complete relaxation in an unrivalled environment. Just 45 minutes from Malaga airport, or Granada, or the majestic Alhambra and just a little further to the ski resort of Sierra Nevada, this is the perfect choice for those seeking a combination of luxury, comfort and an unbeatable location on the beautiful Andalusian coast. Designed to provide an unrivalled living experience, this villa stands out for its top-quality build materials, creating an atmosphere of sophistication and elegance. Every detail has been carefully selected to transport you to a world of everyday luxury. Exquisite finishes and textures envelop you in an environment of beauty and comfort, where pleasure and well-being are the objective. The huge terraces with their private infinity pool merge with the immensity of the sea, offering you a dreamlike panoramic view. Here, the sun and the sea become the essential elements for a relaxed life full of rewarding moments. The villas are equipped with exceptional details, such as Jacuzzis and advanced home automation systems, which allow you to enjoy a modern and technologically sophisticated lifestyle. It has been constructed with the environment and sustainability as prime objectives and this has resulted in a Grade A rating for Energy consumption certificate. The solar panels provide 100% of the properties Energy consumption. There is a footpath going directly to the beach from the villa, which arrives to a private beach club (new owner of this villa will have membership). Enjoy the sunbathing area with reserved mattresses and umbrellas. You can also rent jet skis, windsurf boards, paddles, pedal boats for children, and semi-rigid boats for excursions in the coves. For those looking to use the property just as a holiday home, there is the opportunity to enter the property into a rental program, whereby the owner would receive a guaranteed rental income, and still have the chance to use the villa for 8 weeks per year, outside of high season (15 June - 15 September). Professionally managed and a 100% service which includes cleaning and basic maintenance costs. Alternatively, you can opt for the "Shared Income" option, where you have free use of the property whenever you want and let the management company rent it for when it is not in use and you would receive 60% of the rental income (exclusive of taxes). A very attractive property.



stijn@abracasabra.es

+34 669 92 17 84

## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Jacuzzi		
Barbeque		
Fiber Optic		
Domotics		
Basement		
Views	Setting	Condition
Sea	Beachside	Excellent
Panoramic	Urbanisation	New Construction
Beach	Close To Shops	
	Close To Schools	
	Close To Sea	
	Close To Town	
	Town	
	Beachfront	
Pool	Furniture	Kitchen
Heated	Optional	Fully Fitted
Garden	Security	Parking
Private	Alarm System	Underground
Private	Electric Blinds	More Than One
	Entry Phone	
Utilities	Category	
Electricity	Luxury	
Solar water heating	Contemporary	
	Beachfront	