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## 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>





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## Costa Tropical, Almuñecar

This beautiful villa is in a dream location on the tropical coast of Almuñecar. A villas 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Jacuzzi  
Barbeque  
Fiber Optic  
Domotics  
Basement

### Views

Sea  
Panoramic  
Beach

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Solar water heating

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Town  
Beachfront

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Luxury  
Contemporary  
Beachfront

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One