



# Fristående villa till salu i Almuñecar

1 600 000 €

Referens: R4986991 Sovrum: 4 Badrum: 3 Komplot: 140m<sup>2</sup> Bygga: 316m<sup>2</sup> Terrass: 59m<sup>2</sup>





## 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.



## Funktioner:

### Funktioner

Täckt terrass  
Hiss  
Privat terrass  
Eget badrum  
Dubbelspel  
Monterade garderober  
Förråd  
Jacuzzi  
Grilla  
Fiberoptisk  
Domotik  
Källare

### Åsikter

Hav  
Panorama  
Strand

### Slå samman

Uppvärmning  
Privat

### Trädgård

Privat

### Verktyg

Elektricitet  
Soluppvärmning

### Orientering

söder

### Miljö

Strandkant  
Urbanisering  
Nära butiker  
Nära skolor  
Nära havet  
Nära staden  
Stad  
Strandkant

### möbel

Frivillig

### säkerhet

Larmsystem  
Elektriska persienner  
Posttelefon

### Kategori

Lyx  
Samtida  
Strandkant

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Skick

Excellent  
Ny konstruktion

### Kök

Fullmonterad

### Parkering

Underjordisk  
Mer än en