



## Villa for sale in Comares

700,000 €

Reference: R4791109 Bedrooms: 4 Bathrooms: 4 Plot Size: 779m<sup>2</sup> Build Size: 326m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Axarquía, Comares

Located in the centre of Comares (Málaga), this exclusive villa offers an unparalleled combination of luxury and comfort. With a generous plot size of 779 m<sup>2</sup> and a built-up area of 325.55 m<sup>2</sup>, you will enjoy plenty of space and privacy here. Ideally south-facing, the property offers breathtaking views of the sea, with the beach just 40 minutes away.

Upon entering, you are welcomed by an impressive 300 m<sup>2</sup> entrance hall, complete with a stylish 45 m<sup>2</sup> pergola. The villa boasts four spacious bedrooms and four modern bathrooms, all fitted with high-quality Climalix windows that provide excellent insulation and comfort.

The ground floor is spacious with an inviting entrance hall, a luxurious master suite with dressing room, private bathroom including hydromassage bath and an attractive fireplace. There is also an additional bedroom, a modern bathroom, a fully equipped kitchen, a spacious living and dining room and a convenient cleaning room.

On the first floor you will find an elegant bedroom with fireplace, en suite bathroom, access to a spacious terrace and a dressing room. A second bedroom with fireplace also offers access to a terrace and there is an additional bathroom. The large terrace offers stunning panoramic views, perfect for relaxing and enjoying the surroundings.

In the basement there is plenty of space with a generous storage/garage that can accommodate four cars. Outside, the villa offers numerous possibilities with a charming 14 m<sup>2</sup> pergola, surrounded by old stones, overlooking the sea, also known as the 'Balcony of the Axarquía'. There is space to install a swimming pool and a barbecue area with a large free space, ideal for hosting gatherings and enjoying the outdoors.

This villa offers everything you are looking for in a luxury home, with a perfect combination of tranquillity, comfort and a superb location within walking distance of the town centre.



## Features:

### Features

Private Terrace  
Double Glazing  
Utility Room

### Views

Sea  
Mountain

### Pool

Room for Pool

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Shops  
Mountain Pueblo  
Village  
Town

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private