



## Fristående villa till salu i Rincón de la Victoria

685 000 €

Referens: R5298661   Sovrum: 4   Badrum: 3   Komplot: 400m<sup>2</sup>   Bygga: 187m<sup>2</sup>   Terrass: 30m<sup>2</sup>





## Costa del Sol East, Rincón de la Victoria

Stunning detached villa with sea views in Serramar This detached villa boasts 187 m<sup>2</sup> built area and 162 m<sup>2</sup> of living space, with a south-facing orientation that guarantees natural light throughout the day and sea views. A magnificent property located in an exclusive residential area of Serramar, ideal both as a permanent residence and for enjoying holidays on the Costa del Sol. The house has 3 spacious bedrooms with built-in wardrobes, including a master suite with a dressing room, a large private terrace, and spectacular views. The bright living room is approximately 35 m<sup>2</sup> and features a fireplace, a security shuttered window, and direct access to a sunny terrace with views. The fully fitted kitchen includes a spacious dining area, a laundry area, and direct access to a terrace with a barbecue area and pergola for enjoying time with family. In addition, the property includes 2 full bathrooms and a guest toilet, marble floors, a security door, and air conditioning. On the ground floor, there is a separate apartment with its own entrance, bedroom, bathroom, and office, ideal for guests, family, or as a home office or remote workspace. Outside, the property offers a private swimming pool, perfect for cooling off on sunny days, as well as spacious terraces equipped with awnings and a pergola, ideal for sunbathing, relaxing, or enjoying al fresco meals in a peaceful and private setting. It also has a private garage for several vehicles. Located just minutes from the Serramar Club, in a quiet and safe area with excellent access to the highway, this property represents a unique opportunity for those seeking comfort, privacy, and quality of life in a privileged setting. We speak English We speak German We speak French We speak Dutch We have a financial department at your disposal for personalized mortgage advice, where they will help you have a smooth process and we finance up to 100%. At the express wish of the owner, this property is being marketed EXCLUSIVELY. Our advisors will provide you with all the information you need, so please do not disturb the owner or the neighbors. If you are a real estate agency and have an interested client, please contact us and we will be happy to collaborate. In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulations for the sale and rental of housing in Andalusia, clients are informed that notary fees, registration fees, applicable taxes (Property Transfer Tax or VAT + Stamp Duty), and other expenses inherent to the sale are not included in the price. The buyer's real estate brokerage professional fees of 2% + VAT are added to the sale price.





## Funktioner:

### Funktioner

Täckt terrass  
Nära transport  
Privat terrass  
Satellit TV  
Förvarings rum  
Eget badrum  
Dubbelspel  
Monterade garderober  
Wifi  
Förråd  
Grilla  
Fiberoptisk

### Åsikter

Hav  
Slå samman

### Slå samman

Privat  
Trädgård  
Privat

### Verktyg

Elektricitet  
Dricksvatten  
Telefon

### Orientering

söder

### Miljö

Strandkant  
Nära golf  
Urbanisering  
Nära skolor  
Nära havet  
Nära staden  
By

### möbel

Del inredd  
**säkerhet**  
Gated complex  
Posttelefon

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Skick

Excellent

### Kök

Fullmonterad  
**Parkering**  
Garage  
Privat  
Täckt