



# Fristående villa till salu i Rincón de la Victoria

595 000 €

Referens: R5299810 Sovrum: 4 Badrum: 3 Komplot: 811m<sup>2</sup> Bygga: 354m<sup>2</sup> Terrass: 40m<sup>2</sup>





## Costa del Sol East, Rincón de la Victoria

### BEAUTIFUL DETACHED VILLA FOR SALE WITH STUNNING SEA AND MOUNTAIN VIEWS

Detached villa situated on an 811 m<sup>2</sup> plot, designed to maximize tranquility, privacy, and unbeatable sea and mountain views.

The property has a constructed area of 320 m<sup>2</sup> and approximately 272 m<sup>2</sup> of usable space, distributed in a very functional way.

The main house is on a single floor, providing comfort and accessibility, while it has a spacious semi-basement with multiple possibilities for use.

On the upper floor there are:

Three very comfortable bedrooms, two of which face south, offering beautiful sea views.

The master bedroom has a large separate dressing room and en-suite bathroom.

Two full bathrooms. Large, fully equipped kitchen-dining room, ideal for everyday use and family gatherings.

Spacious and bright living-dining room with a large window and direct access to the terrace, allowing you to enjoy views of the natural surroundings.

South-facing terrace, perfect for taking advantage of the sun year-round and enjoying relaxing moments outdoors.

The semi-basement offers a versatile space that can be adapted to different uses such as a recreation room, gym, office, independent apartment, or guest area. In addition, the property has a storage room and a large garage with space for several vehicles, with an approximate area of 113 m<sup>2</sup>.

The exterior of the property is one of its greatest attractions:

Private swimming pool with barbecue area, perfect for gatherings and celebrations.

Outdoor kitchen and bathroom next to the pool, providing maximum convenience.

It has solar panels to optimize electricity consumption.

An exclusive property that combines spaciousness, light, functionality, and a privileged setting, ideal as a permanent residence, second home, or investment for holiday rentals. 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 an easy process and we finance up to 100%.

At the express wish of the owner, this property is marketed EXCLUSIVELY by us. Our advisors will provide you with all the information you need, so please do not disturb the owner or the neighbors. And 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 hereby 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 fee of 2% + VAT is added to the sale price.



## Funktioner:

### Funktioner

Täcktt terrass  
Nära transport  
Privat terrass  
Satellit TV  
Förvarings rum  
Eget badrum  
Dubbspel  
Monterade garderober  
Wifi  
Förråd  
Fiberoptisk

### Åsikter

Hav  
Fjäll  
Panorama  
Trädgård  
Slå samman  
Port

### Slå samman

Privat  
Trädgård  
Privat

### Verktyg

Elektricitet  
Dricksvatten  
Fotovoltaiska solpaneler  
Telefon

### Orientering

söder

### Miljö

Strandkant  
Nära golf  
Urbanisering  
Nära havet  
Nära staden

### möbel

Del inredd  
**säkerhet**  
Gated complex  
Posttelefon

### Energikär

E

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Skick

Excellent

### Kök

Fullmonterad  
**Parkering**  
Garage

### CO2 -utsläppsgradering

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