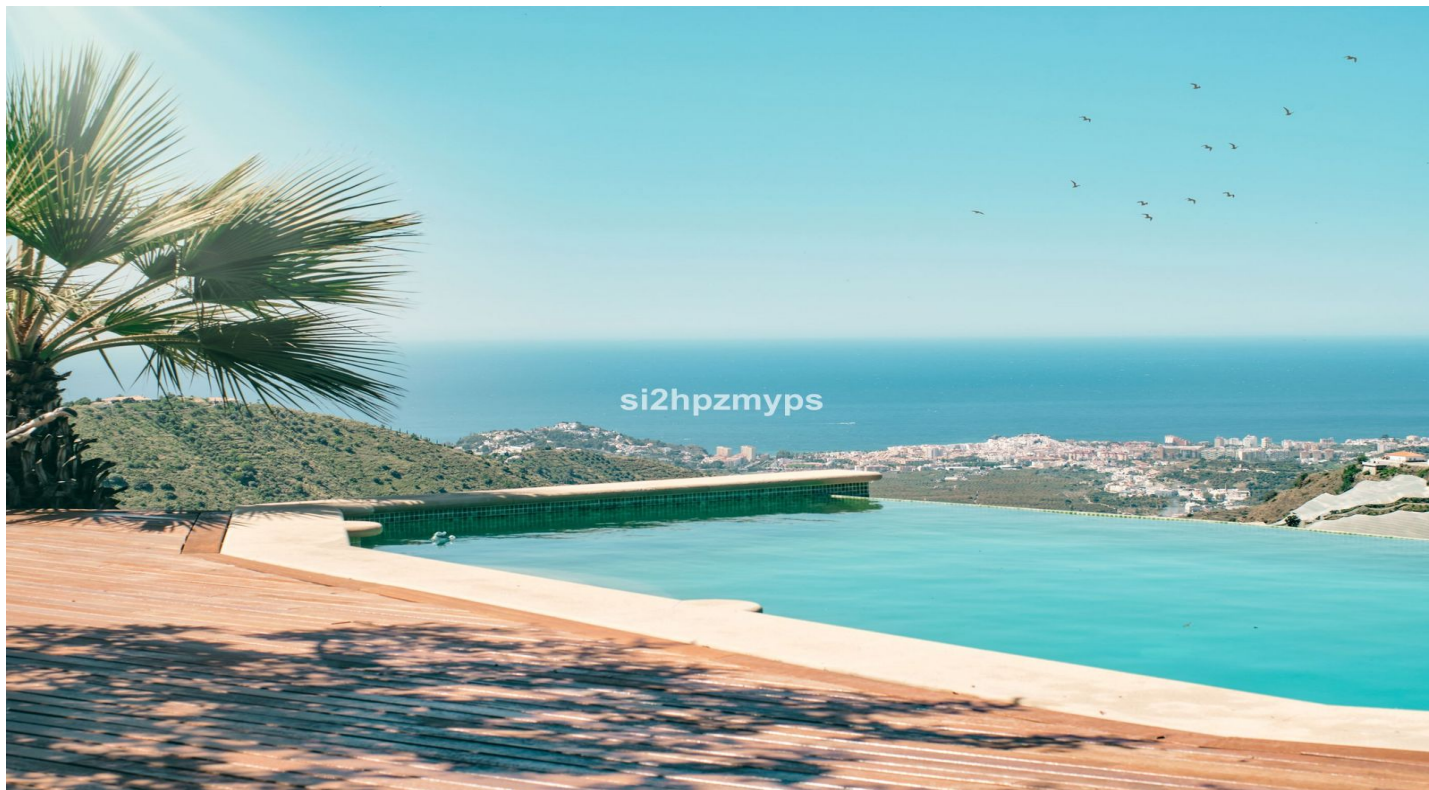


# Villa for sale in Almuñecar

1,295,000 €

Reference: R4838338 Bedrooms: 5 Bathrooms: 5 Plot Size: 80,000m<sup>2</sup> Build Size: 200m<sup>2</sup>





## Costa Tropical, Almuñecar (town)

Unique and very well maintained with three houses, pool and 8 hectares of land A warm welcome to this unique property with an elevated undisturbed location and magical views of the Mediterranean Sea, mountain peaks and Almunecar. The town of Almunecar is just a twenty minute drive away and offers the beach, restaurants, shops and stores. Up in the mountain villages around there are genuine Spanish bars and restaurants. Here, for several years, the current owner has developed an organic farm with everything from avocados and mangoes to olives and pecans, all with an automatic irrigation system. There are also olive trees that produce really high quality olive oil, plenty of sweet oranges for the freshly squeezed orange juice, table grapes, lemons for a good lemon cake, pink grapefruit and bananas.

The road up to the property is mostly paved.

For those who wish to use the land and the homes in other ways, there are several possibilities and only the imagination sets limits, it is possible and permitted to start, for example, glamping, horse, farming or rental activities. There are several places that currently have water and electricity connections.

### PRINCIPAL RESIDENCE

The residence is designed in Cortijo style by the acclaimed and award-winning architect Jesus del Valle Cardenet. The focus has been placed on making use of the spectacular view overlooking the valley, on to the Mediterranean Sea and over the breathtaking mountains.

The entrance has a welcoming feel with generous ceiling height, here French doors open up to the sun deck and pool terrace.

Directly to the right is a well-proportioned study/bedroom with a vaulted ceiling and windows overlooking the garden and mountains.

To the left opens a fantastic living room with large window sections that give the opportunity to enjoy the fantastic views over the mountains and the Mediterranean Sea. There is also a beautiful wood-burning stove to spread heat around the house in the winter and a vaulted ceiling to keep it cool in the summer, as well as double doors that open up to the dining area on the terrace.

The built-in kitchen also has a vaulted ceiling and a pleasant flow of light, here there is a large kitchen island, black marble worktops and built-in white goods. Next to the kitchen there is also a laundry room with washing machine and dryer, a large pantry and an exit to the spacious garage.

In the second part of the house is the master bedroom with built-in wardrobes, magical views of the mountains and the Mediterranean Sea, doors to the terrace and pool and a luxurious bathroom en suite. The bathroom is equipped with double sinks, toilet, bidet, a large shower and bathtub with paws.

Adjacent is another bedroom with space for a single bed and storage furniture and a ladder up to a sleeping loft with limited ceiling height.

Guest area with toilet, wash basin and shower.

The well proportioned terrace off the living room and master bedroom has a modern glass railing to enhance the beautiful view, tiled floor with pre-installed underfloor heating should extension of the main house be desired. This area





leads to a large wooden deck with hot tub, infinity pool of 8x4 m with heating and salt water and shower.

Outdoor kitchen with barbecue facilities, sink with sink and a pizza oven. The dining area on the terrace has awnings, electrical outlets and lighting.

The basement can be converted into a separate accommodation if desired.

## RESIDENCE 2

A charming log cabin without privacy and with a panoramic view of the sea and Almunecar. Windows and doors are all double-glazed, a wood-burning stove heats the entire building and underfloor heating in the kitchen and bathroom. AC in the living room and bedroom. Possibility of three bedrooms. Bathroom equipped with shower.

Here there is room for a large dining area in the shade, a sunny terrace with a magical view and a pleasant garden. Parking possibilities and private location thanks to solid gates.

## RESIDENCE 3

Behind double gates is this nice guest house with a parking space and nice views of the mountains. On two sides of the guest house there is a covered terrace that offers shade and space for outdoor furniture. There is a living room, well-planned kitchen, bedroom and bathroom with shower. All in a welcoming color scheme and style and with underfloor heating for cooler days.

## GROUND

This property is organic certified by CAAE which is accredited by EOCC. The bulk of the land here is arranged in stages on the hillside which have been mainly planted with Hass avocado, Austin mango and olive trees. There are additional fruit and nut trees, including table grapes, oranges, pink grapefruit, macadamia nuts, and almonds - a total of about 1,600 trees.

Everything is irrigated with a computerized system for both watering and organic fertilizer. The production currently provides income that largely covers the cost of a gardener. Today there is a part-time employee who takes care of the property, harvests and takes care of the crops, this at a cost of approx. 900 EUR per month.

There are two large water holding tanks of 500m<sup>3</sup> and 350m<sup>3</sup> that provide all the water needs of the houses and crops. The drinking water is filtered through a reverse osmosis system.

Welcome to contact us at HusmanHagberg Nerja for more information!



## Features:

### Features

Private Terrace  
Double Glazing  
Fitted Wardrobes  
WiFi  
Guest House  
Utility Room  
Jacuzzi

### Setting

Country

### Furniture

Part Furnished

### Security

Alarm System

### Orientation

South

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage

Private

### Views

Sea  
Mountain  
Panoramic  
Country

### Pool

Private

### Garden

Private

### Category

Luxury