



**Property type :** Detached Villa

**Location :** Alhaurín el Grande

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 275 m<sup>2</sup>

**Plot area :** 610 m<sup>2</sup>

- ✓ close to shops
- ✓ Fitted wardrobes
- ✓ Solar energy
- ✓ Terrace
- ✓ Airconditioning

- ✓ Heated pool
- ✓ Fireplace
- ✓ Basement
- ✓ White goods
- ✓ Barbecue

- ✓ Close to golf
- ✓ Alarm system
- ✓ Utility room
- ✓ Partially furnished



## STUNNING SIX BEDROOM FULLY REFORMED AND UPGRADED VILLA

A must-see, substantially built and deceptively spacious, fully modernised, six-bedroom detached villa, located within an exclusive and desirable urbanisation close to the ever-popular areas of Coin and Alhaurín el Grande. The property is situated on a quiet and peaceful Cul-de-sac location within the urbanisation, enjoying both privacy and exclusivity with stunning views – this property is worth of your time.

This turn-key villa provides a desirable mix of being accessible and highly usable, is not only attractive and contemporary, but also usable and offers the ultimate outdoor-indoor living experience and coupled with the extensively landscaped, low maintenance, private garden and large swimming pool area, you truly can have it all.

The current owners have undertaken an extensive amount of reform work choosing to invest in a wide range of upgrades and improvements and clearly have cared for the villa throughout and is now offered for sale in a move-in ready condition. The list of upgrades and improvements have no equal and include, the Cap Reed thatched pool cabana, the Rolls Royce quality heated / electrically covered and retiled swimming pool, high quality porcelain tile throughout, custom lighting both inside and outside, all rooms have boxed ceilings and many, many more upgrades too exhaustive to mention here – please enquire for more details.

The villa is distributed over three floors, each as accessible as the other. On the main floor we have a generous, open plan living room with separate, fully equipped kitchen with ample storage. Adjacent to the lounge is an impressive dining room or what could be the sixth bedroom, off this room is a good sized en-suite / shower room currently used as a utility area. From this floor you will enjoy immediate views and access to the outdoor dining terraces and garden areas. The height, width, light and overall size of this space will never fail to impress and will certainly cater for all family gatherings and celebrations.

The attractive staircase leads up to the two guest bedrooms and down to the primary bedroom suites. On the upper floor you will find two equally sized bedrooms and a family bathroom. Off the bedrooms is a large, full width lounge terrace with far reaching views.

The lower level is easily accessible from the lounge area and will surprise you with its light and open feeling. On this floor you will find the primary bedroom with dressing area and en-suite. Furthermore, two, equally impressive and large, double bedrooms, one with an en-suite bathroom plus an additional kitchenette and separate storage room. From this floor you can access the pool area and sunbathing terrace and if required, the floor could be adapted into a separate apartment.

Outside you will find an impressive, extensively and architecturally designed private and secure, fully stocked and established low maintenance, landscaped garden with numerous seating, lounge, dining and sunbathing areas. In addition, there is a BBQ area, a romantic orchard and courtyard seating area, several fruit trees and a vegetable patch. The primary dining terrace will easily accommodate 12+ guests, overlooks and offers direct access to the large swimming pool, sunbathing terrace and gardens.

The villa is solar powered and enjoys virtually free hot and cold air conditioning throughout, has a wonderfully usable feature fireplace, boasts gas fired central heating, electric shutters, insect screens are installed to all windows, there are seven electric top of the range awnings and much, much more.

The property is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are endless beaches and numerous golf courses within 20 mins or less and the pièce de resistance of the area, the extensive and wide variety of high-quality restaurants in the local vicinity.

We recommend that potential buyers looking for such a property to act swiftly. The villa will suit those looking for a fabulous family home, an investment, long-term rental income, or as a lock-up and leave holiday home. Please make contact for further details and to register your interest.

