



## Detached Villa for sale in Almuñécar, Almuñécar

1.600.000 €

Referentie: R4986991 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 140m<sup>2</sup> Perceelgrootte: 316m<sup>2</sup> Terras: 59m<sup>2</sup>





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## Costa Tropical, Almuñécar

This beautiful villa is in a dream location on the tropical coast of Almuñécar. A villas of spectacular design, with 180° panoramic views over the sea. Located just 100 meters from the beach, the residences are a true sanctuary for both body and mind, offering complete relaxation in an unrivalled environment. Just 45 minutes from Malaga airport, or Granada, or the majestic Alhambra and just a little further to the ski resort of Sierra Nevada, this is the perfect choice for those seeking a combination of luxury, comfort and an unbeatable location on the beautiful Andalusian coast.

Designed to provide an unrivalled living experience, this villa stands out for its top-quality build materials, creating an atmosphere of sophistication and elegance.

Every detail has been carefully selected to transport you to a world of everyday luxury. Exquisite finishes and textures envelop you in an environment of beauty and

comfort, where pleasure and well-being are the objective. The huge terraces with their private infinity pool merge with the immensity of the sea, offering you a dreamlike panoramic view. Here, the sun and the sea become the essential elements for a relaxed life full of rewarding moments. The villas are equipped with exceptional details, such as Jacuzzis and advanced home automation systems, which allow you to enjoy a modern and technologically sophisticated lifestyle. It has been constructed with the environment and sustainability as prime objectives and this has resulted in a Grade A rating for Energy consumption certificate. The solar panels provide 100% of the properties Energy consumption. There is a footpath going directly to the beach from the villa, which arrives to a private beach club (new owner of this villa will have membership). Enjoy the sunbathing area with reserved mattresses and umbrellas. You can also rent jet skis, windsurf boards, paddles, pedal boats for children, and semi-rigid boats for excursions in the coves. For those looking to use the property just as a holiday home, there is the opportunity to enter the property into a rental program, whereby the owner would receive a guaranteed rental income, and still have the chance to use the villa for 8 weeks per year, outside of high season (15 June - 15 September). Professionally managed and a 100% service which includes cleaning and basic maintenance costs. Alternatively, you can opt for the "Shared Income" option, where you have free use of the property whenever you want and let the management company rent it for when it is not in use and you would receive 60% of the rental income (exclusive of taxes). A very attractive property.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Bijkeuken  
Jacuzzi  
Barbecue  
Domotics  
Kelder  
Optische vezel

### Uitzicht

Zeezicht  
Weids  
uitzicht op het strand

### Zwembad

verwarmd zwembad  
private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Zonne-energie water verwarming

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand  
Stad

### Meubilering

optioneel Furniture

### Beveiliging

Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Aan zee  
Luxe  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
More Than One