



## Detached Villa for sale in Alhaurín de la Torre, Alhaurín de la Torre

799,000 €

Reference: R4991347   Bedrooms: 3   Bathrooms: 4   Plot Size: 979m<sup>2</sup>   Build Size: 314m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín de la Torre

Luxury VILLA, designed with large open spaces seeking to maximize natural light and built with excellent construction qualities.

This VILLA is located in the upper area of the exclusive El Lagar urbanization.

On a plot of 979m<sup>2</sup>, the VILLA is divided into 3 floors in which you will find: a hall, living/dining room-kitchen, porch, 3 bedrooms, 4 bathrooms, dressing room, terraces, utility room and large living room.

Built space according to cadastre: 314.00m<sup>2</sup>

Total effective meters: 307.63m<sup>2</sup>

### OUTSIDE:

Plot of 979m<sup>2</sup> with a 30m<sup>2</sup> swimming pool, surrounded by a generous area for sun loungers, covered porch. Surface parking. Garden.

**GROUND FLOOR:** A 54 m<sup>2</sup> living and dining room with fitted kitchen. It is designed with the intention of making the most out of the natural light and It is connected to the 23m<sup>2</sup> porch through large sliding glass doors. You will also enjoy a 56m<sup>2</sup> terrace and a 30m<sup>2</sup> infinity pool. The kitchen is fully furnished. The Villa is **FACING** the **SOUTH**, which optimizes the sun hours and the indoor's temperature. **SPECTACULAR VIEWS.**

**FIRST FLOOR:** 3 bedrooms, living room, 2 bathrooms, a dressing room and a terrace.

It is accessed through a large living room of 13.92m<sup>2</sup>.

The master bedroom (20m<sup>2</sup>) with a 14m<sup>2</sup> dressing room, en-suite bathroom (8.10m<sup>2</sup>) and terrace (10m<sup>2</sup>).

The other two large bedrooms have built-in wardrobes and share a bathroom of 5.64m<sup>2</sup>.

**SEMI-BASEMENT FLOOR:** Garage with parking space for 2 vehicles (33m<sup>2</sup>), utility room, dressing room and bathroom.

### DETAILS:

Hot water: Solar energy

Air conditioning hot/cold through ducts.

**EL LAGAR** urbanization, surrounded by nature and tranquility and close to all kinds of services, bus, schools, supermarkets, pharmacy, etc. And 15 minutes from the airport, the beach, Technology Park, Plaza Mayor Shopping Center and Malaga's downtown.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Panoramic  
Garden  
Pool

### Pool

Private

### Parking

Underground

### Orientation

South

### Setting

Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Private