



## Detached Villa for sale in Salobreña, Salobreña

**879.000 €**

Referenz: R5249197   Schlafzimmer: 4   Badezimmer: 3   Grundstücksgröße: 628m<sup>2</sup>   Garten: 287m<sup>2</sup>   Terrasse: 130m<sup>2</sup>





## Costa Tropical, Salobreña

Welcome in Villa Torrecilla This stylish villa is located in the exclusive and serene residential area of Monte de los Almendros in Salobreña, a property that excels in finish, comfort and tranquillity. The villa is located on a quiet cul-de-sac, ensuring privacy and relaxation. From various terraces and from the living area, you can enjoy a beautiful panoramic view of the Mediterranean Sea, where the sun sets spectacularly on the horizon in the evening. When you enter the property, you first arrive at an elegantly landscaped front terrace in Mediterranean style, an inviting place that immediately sets the tone for the house. Through the impressive entrance hall, you reach the main floor, a modern living space that was completely renovated in 2019 and equipped with electric blinds, air conditioning for both heating and cooling, and an attractive stove. The large windows provide a sea of light and connect the interior with the exterior. This floor also features two spacious bedrooms, a luxurious bathroom with underfloor heating, and a fully equipped kitchen with high-quality appliances and every comfort. The entire house has 40 mm external insulation, which contributes to a pleasant indoor climate and efficient energy management. In addition, the house is equipped with secure, reinforced windows. The villa is cleverly designed with three separate floors, each of which can be locked independently. This makes the property perfect for rental, for guests, or for those who like to combine privacy with flexibility. The top floor forms an independent living level and offers a magnificent master bedroom with breathtaking sea views. Here you will also find a private luxury bathroom, a large terrace and a fully equipped outdoor kitchen with BBQ – an ideal place to spend long Mediterranean evenings. The lower floor also offers complete privacy and is currently successfully rented out as a holiday apartment all year round. This independent accommodation has its own terrace, a well-kept garden with direct access to the swimming pool, a cosy living area, a spacious bedroom, bathroom, kitchen and electric heating. There is also a surprising amount of storage space throughout the property, allowing everything to be stored neatly and organised. Outside, you can enjoy a beautifully landscaped garden with automatic irrigation, which takes care of both the lush green lawn and the various fruit trees – including orange, lemon, grapefruit, papaya, nísperos, olive and palm trees. The large swimming pool (8.2 m x 4.1 m) has a connection for heating and works with an automatic chlorine system, safely concealed in a maintenance room. Various terraces have been laid out around the pool, so there is always a place to be found in the sun or shade. The property also has a double carport with solar panels. Although there is no battery, the panels contribute to an efficient energy supply. The house is connected to the community's drinking water and electricity supply and also has an ecological septic tank. Thanks to its location close to the beaches, the historic centre and the restaurants of Salobreña, as well as easy access to the motorway, this villa is an exceptional opportunity for those looking for a carefree second home on the Andalusian coast – or for those who would like to combine living with renting. A stylish, well-maintained and completely ready-to-move-in house where comfort, privacy and views come together.

## Eigenschaften:

<b>Merkmale</b>	<b>Orientierung</b>	<b>Klimakontrolle</b>
Überdachte Terrasse	Südwesten	Klimaanlage
Private Terrasse		Vor installierte a/c
Satellitenfernsehen		Kalte a/c
Lagerraum		Heiße A/C.
Badezimmer		
Marmorböden		
Doppelverglasung		
Einstellungsschränke		
Solarium		
W-lan		
Spielzimmer		
Gastwohnung		
Gästehaus		
Versorgungsraum		
Grill		
Domotik		
Restaurant vor Ort		
Keller		
Glasfaser		
<b>Ansichten</b>	<b>Einstellung</b>	<b>Zustand</b>
Meer	Strand	Exzellent
Berg	Urbanisierung	
Panorama	In der Nähe des Meeres	
Land	In der Nähe von Geschäften	
Garten	In der Nähe der Stadt	
Straße	In der Nähe von Schulen	
	Strand	
	Stadt	
	Dorf	
	Bergpueblo	
	Nahe am Skifahren	
<b>Pool</b>	<b>Möbel</b>	<b>Küche</b>
Privat	Optional	Voll ausgestattet
<b>Garten</b>	<b>Sicherheit</b>	<b>Parken</b>
Privat	Gated Complex	Privat
Einfache Wartung	Elektrische Jalousien	Bedeckt
		Offen
		Straße
		Mehr als eins
<b>Versorgungsunternehmen</b>	<b>Kategorie</b>	<b>Energiebewertung</b>
Strom	Ferienhäuser	D
Trinkbares Wasser	Investition	
Photovoltaik -Sonnenkollektoren	Strand	
	Luxus	

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Wiederverkauf

CO2 -Emissionsbewertung

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