

# Detached Villa in Alhaurín el Grande

Price € 679,000

Bedrooms	3
Bathrooms	2
Build Size	354 m <sup>2</sup>
Plot Size	1155 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Mountain Pueblo
- ✓ Close To Town
- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Country
- ✓ Close To Shops
- ✓ Close To Forest

## ORIENTATION

- ✓ South East
- ✓ South West

## CONDITION

- ✓ Excellent
- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Barbeque
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Basement

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Easy Maintenance

## SECURITY

- ✓ Safe

## **PARKING**

- ✓ Underground
- ✓ Street
- ✓ Garage
- ✓ Private
- ✓ Covered

## **UTILITIES**

- ✓ Electricity
- ✓ Drinkable Water

## **CATEGORY**

- ✓ Distressed
  - ✓ Luxury
  - ✓ Holiday Homes
  - ✓ Resale
  - ✓ Investment
- 

Modern Villa with Private Pool in the Sought-After La Paca Area - Alhaurín el Grande.

Welcome to this beautiful modern villa located in the highly desirable residential area of La Paca in Alhaurín el Grande. Offering space, comfort, and an excellent location, this property is perfect as a permanent residence, holiday home, or investment opportunity on the Costa del Sol.

The villa features 3 spacious bedrooms and 2 modern bathrooms, providing comfortable living for families, retirees, or those looking for a second home in Spain.

The bright and airy living areas are complemented by a cosy wood-burning stove, creating a warm and inviting atmosphere throughout the year. The interior flows seamlessly into the outdoor living spaces, where you can enjoy a private swimming pool, sunny terraces, and an outdoor kitchen.

The pool area has been thoughtfully designed for entertaining and relaxation, featuring an outdoor shower and a separate toilet, allowing you and your guests to enjoy the outdoor lifestyle in complete comfort.

One of the standout features of this property is the large garage and basement area, offering exceptional potential for additional bedrooms, a guest apartment, home office, gym, games room, or extra storage space.

For added convenience and security, the property benefits from an electric entrance gate and an automatic garage door.

In addition, the villa is equipped with a comprehensive solar panel system with battery storage, allowing the current owners to enjoy virtually zero electricity bills while benefiting from sustainable and energy-efficient living.

### Property Highlights

- ✓ Prime location in the sought-after La Paca area
- ✓ Modern villa with contemporary finishes
- ✓ 3 spacious bedrooms
- ✓ 2 modern bathrooms
- ✓ Cosy wood-burning stove in the living room
- ✓ Private swimming pool
- ✓ Outdoor kitchen
- ✓ Outdoor shower and separate toilet
- ✓ Large garage and basement with excellent expansion potential
- ✓ Electric entrance gate and automatic garage door
- ✓ Solar panels with battery storage for minimal energy costs

- ✓ Bright and spacious living areas
- ✓ Close to shops, restaurants, schools, and local amenities
- ✓ Only 20 minutes from Málaga International Airport
- ✓ Ideal as a family home, holiday property, or investment

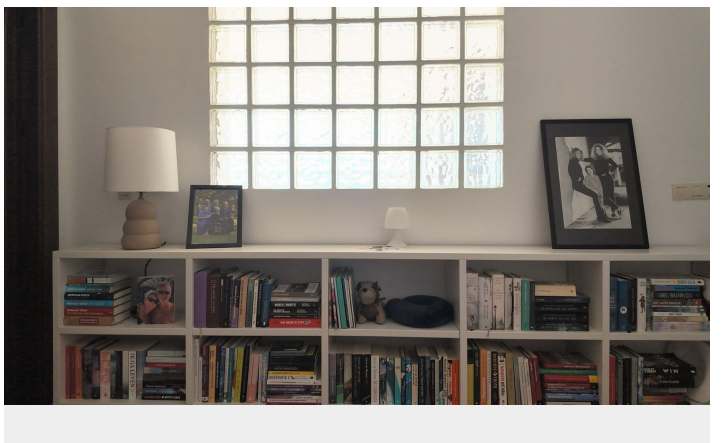
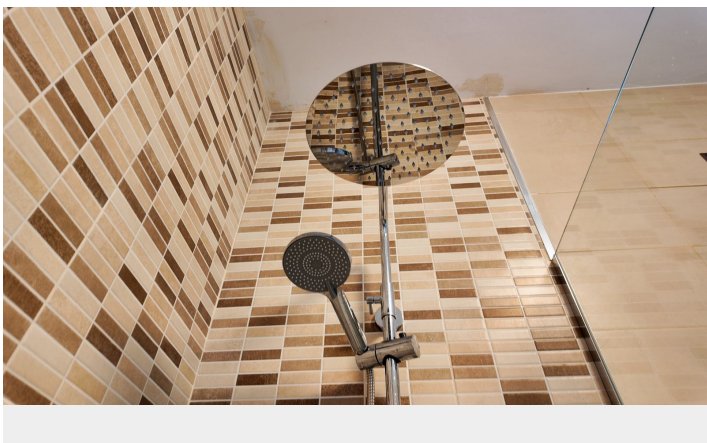
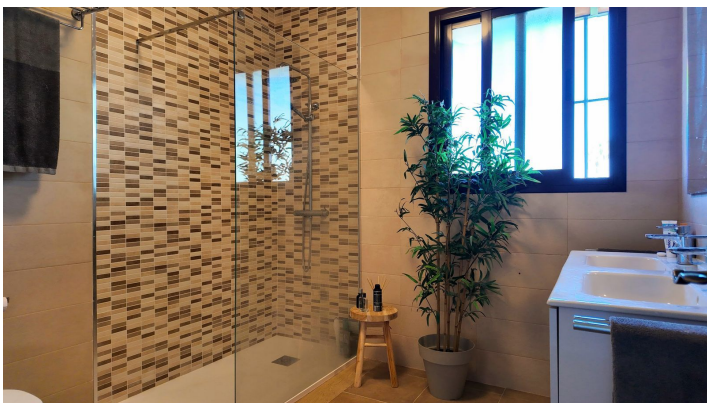
Combining modern comfort, privacy, sustainability, and a fantastic location, this villa offers a unique opportunity to enjoy the very best of Costa del Sol living while benefiting from future expansion possibilities.

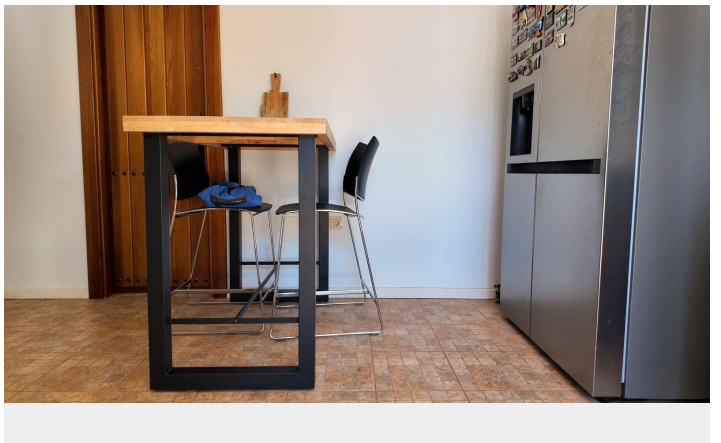
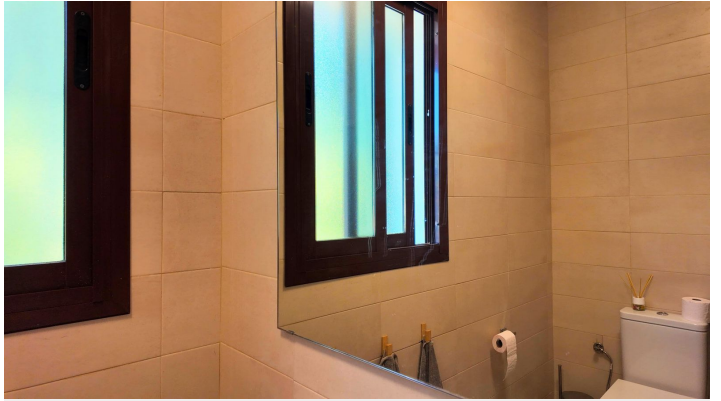
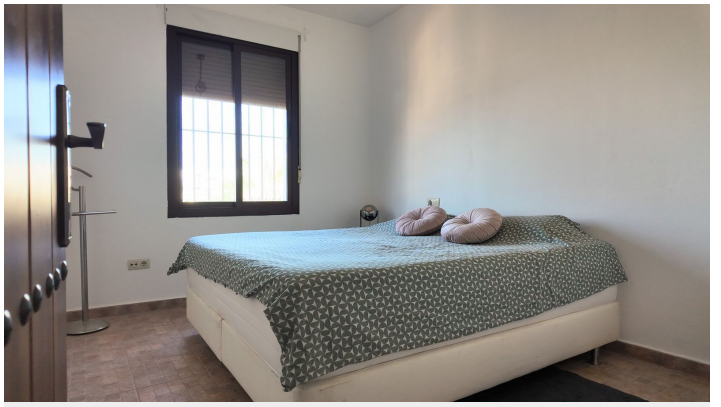
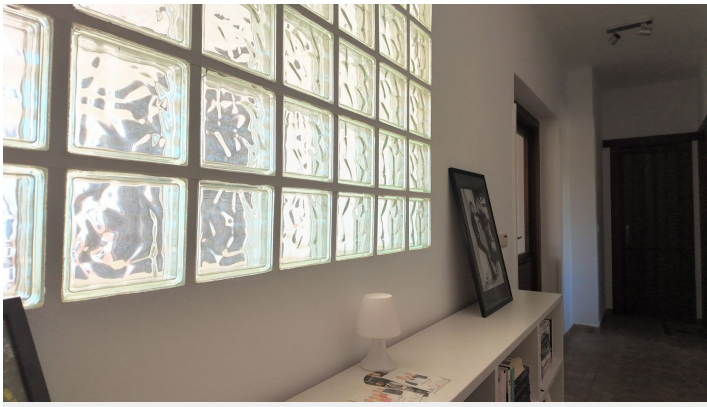
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# GALLERY







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