



# Detached Villa in Alhaurín el Grande

Price € 990,000

Bedrooms	4
Bathrooms	4.5
Build Size	470 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Plot Size	15510 m <sup>2</sup>

## SETTING

- ✓ Close To Town

## CONDITION

- ✓ Good

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Barbeque
- ✓ Stables

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## PARKING

- ✓ Garage
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Resale

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## EXCLUSIVE TO US:

Nestled amidst breathtaking landscapes in Alhaurín el Grande, this exclusive villa epitomizes luxury living, offering panoramic views of lush valleys and majestic mountains. Seamlessly blending modern aesthetics with the surrounding natural splendor, the property provides a serene retreat while remaining conveniently close to Coín, Cártama, Málaga city, and the Mediterranean coast.

Built in 2003, this elegant villa spans three levels, thoughtfully designed to maximize natural light, space, and comfort. High-quality finishes, versatile architecture, and entertainment areas ensure a welcoming atmosphere, whether as a primary residence or a vacation home.

Main house Layout: 510.56m<sup>2</sup>

Middle (Ground) Floor: 176.92m<sup>2</sup>

- \* Spacious living room with dining area
- \* Modern kitchen with stone countertops
- \* Double bedroom suite with fitted wardrobes
- \* Full bathroom ensuite
- \* Guest toilet
- \* Generous covered terrace overlooking the gardens and pool, perfect for outdoor dining and entertaining

Upper Floor: 156.72m<sup>2</sup>

- \* Master suite with private terrace and breathtaking views, 2 dressing rooms, and bathroom with jacuzzi
- \* Second bedroom suite with full bathroom.

Lower Floor: 176.92m<sup>2</sup>

- \* Independent apartment with living room, fully equipped kitchen, double bedroom, and bathroom
- \* laundry room
- \* Additional storage room / extra bedroom maybe..
- \* Large garage with space for several vehicles

Exterior Features:

- \* Heated swimming pool.
- \* Garden area of around 7800m<sup>2</sup>, fenced and walled, with century old olive trees, fruit trees, and a small vegetable garden
- \* Double Garage 55.28m<sup>2</sup>
- \* Gardeners / maintenance building housing the irrigation timers and pumps etc 12m<sup>2</sup>
- \* Romantic gazebo, ideal for entertaining or enjoying that sunset
- \* Barbecue area and summer kitchen
- \* South-facing orientation with uninterrupted vistas

Equestrian Area:

- \* Fireproof stables (3 large boxes + 1 pony box) with ceiling fans
- \* Heated tack room with A/C plus a feed storage room
- \* Floodlit arena for jumping / dressage etc..
- \* Paddock with field shelter
- \* OCA license for 5 horses

\* This area is around 7600m2

\* Seperate from the property with its own private entrance

\* Non horsey buyers could rent it out without disturbing their own privacy.

Location:

Set in a prestigious rural area, this villa combines tranquility with convenience. Enjoy the peace of the countryside while being minutes from city amenities, beaches, and the charm of the Andalusian lifestyle.

Just a 10 minute drive to the nearest town and 30 to the airport at Malaga.

Build:

House

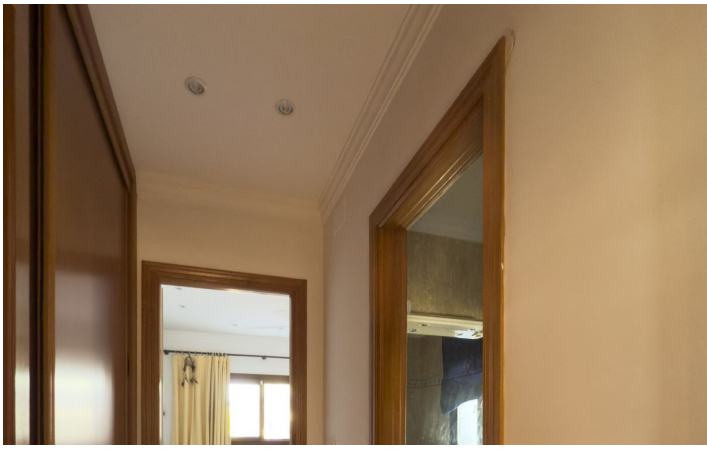
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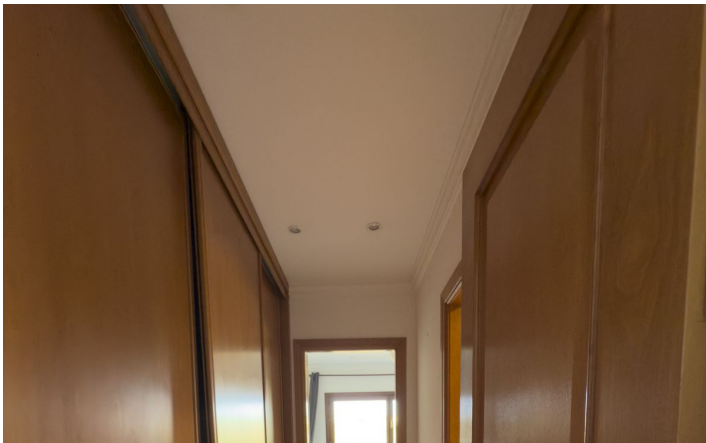
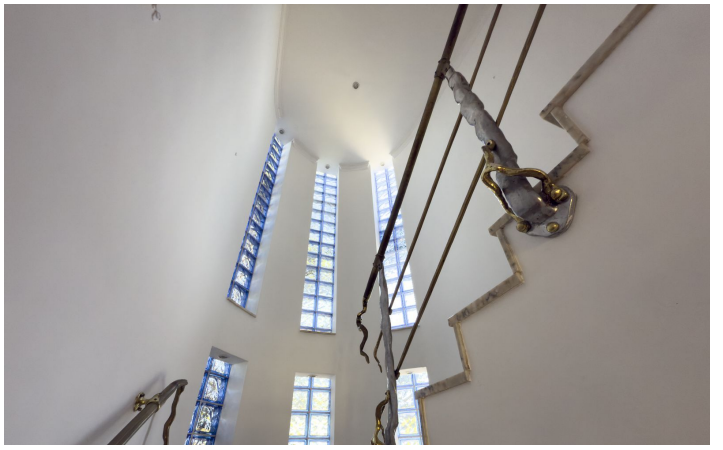
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