

## Villa for sale in Almogía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 270 m<sup>2</sup> Interior | 25,060 m<sup>2</sup> Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 749 IBI



### Property Description

Stunning 3 bedroom, 2 bathroom detached villa in a gloriously peaceful location with panoramic views and privacy.

This exceptional villa offers 3 bedrooms and 2 bathrooms, built to the highest quality, and comes with the all important License of First Occupation. The environmentally conscious property is equipped with modern amenities, including LED lights, filtered drinking water, air conditioning, pellet burner and solar panels, ensuring both comfort and sustainability.

The spacious property is flooded with natural light throughout, creating a warm and welcoming atmosphere. On the main living level the property includes a large living room with great connection to the front terrace. The room has a wood burning stove for the cooler months. A separate dining room or music room has a very efficient pellet burner. It also connects well with the front terrace and the three arched windows frame the views perfectly.

One of the highlights of the home is the very impressive and fully equipped kitchen which comes with 90cm induction hob, eye level oven, pop up extractor, pop up 3 socket unit, 2 fridge freezers, dishwasher, washing machine and plenty of wall and base level storage and a huge island unit are topped off with super sleek granite composite work surfaces.

This information is presumed correct but not guaranteed. The price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. [info@marbellaliving.com](mailto:info@marbellaliving.com)

Bedroom 1 is a good size double bedroom with built in wardrobes and en-suite shower room. Fitted with a contemporary suite, concealed cistern, wall hung toilet and bidet. Concealed with rain shower head and hand hose walk in shower, washbasin and heated towel rail. Both bedrooms 2 and 3 are good size double bedrooms and share another contemporary bathroom with a large shower area with rain shower head and hand hose head. Separate full size bath, bidet, washbasin and heated towel rail.

**MARBELLA LIVING**  
Estate Agents

**€ 495,000**

Ref: R4967050

From the main living level there is access to the rooftop terrace which offers panoramic views, a perfect place for sunbathing or enjoying an evening under the stars. The basement is a bonus space which includes two storage rooms and these spaces could easily be used as a home office, hobby room or gymnasium. This level is accessed by the main stairway down from the living level. Equally a continuous stairway leads to the upper outside roof terrace.

Outside space in Spain is very important and this lovely home benefits from many different terraces to enjoy at different times of day and even at different times throughout the year. Whether you are looking for a spot to dine, sunbathe or just relax with a book, this house has one right for you. The front terrace has an open aspect and is a great place to enjoy the views. The 10m x 4m saltwater pool is complemented by a shaded terrace below with comfortable furniture and a BBQ, perfect for outdoor entertaining.

The land area extends to 25,000M2 which is fully fenced with secondary fencing around the garden area. There are routes around the land to be enjoyed including walking and quad track which leads down to the valley floor. There are two purpose built dog kennels (could be enhanced for horses), a fenced dog area close to house and an animal shelter further down the land. A hand built Yurt is located halfway down the land and there are other positions ready for 3/4 yurts or tents etc. The land has around 30 mature olive trees which can be pressed for olive oil and a number of fruit trees. There is an irrigation system installed in the main garden area and a metal shed, ideal for storage. The driveway has plenty of space and a covered pergola keeps the car in the shade.

- ◆ Stunning location – peace and privacy but not isolated
- ◆ License of First Occupation – a stress free purchase!
- ◆ Beautifully presented and a comfortable year-round home
- ◆ 3 bedrooms and 2 bathrooms – one is en-suite to the master bedroom
- ◆ Two basement rooms for extra space and storage
- ◆ 10 m x 4 m natural salt swimming pool with outside shower and pool cover
- ◆ Fully fenced land – 25,000M2 – with gated entrance
- ◆ All mains services – water, electric and Internet
- ◆ 12 solar panels with 6KW inverter – save on high electric costs and sell back to the grid!
- ◆ Environmentally conscious – LED Lights, filtered drinking water and an organic vegetable garden
- ◆ All furniture included
- ◆ Pellet burner in dining room, log burner in lounge
- ◆ Full Air/Con units – heating and cooling excluding dining room

This high quality villa offers a huge amount more than most standard villas. A comfortable year-round home, the property offers many extras to enjoy but could also be used as a secure lock and leave holiday home or investment vehicle (rural tourism license issued).

The villa is located in the countryside, 10 minute drive north of Almogía, a bustling village which has history going back hundreds of years. And yet, the coast, Malaga airport and the thriving city of Malaga are all within easy reach. This property is an ideal choice for those seeking a holiday retreat or a peaceful permanent home in a beautiful rural setting. Don't miss out on this unique opportunity!



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