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LAS CHAPAS

1,250,000 €

REFERENCE R5452084

# Discover Your Exquisite Retreat in Las Chapas, Costa del Sol: A Luxury Villa with Tourist Licence

| 3 | 3 | 260 m² | 714 m² | 40 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty is delighted to present an unparalleled opportunity to acquire this magnificent three-bedroom, three-bathroom detached villa, boasting a private swimming pool and a coveted tourist licence, nestled in the prestigious and serene enclave of Las Chapas, on Spain's sun-drenched Costa del Sol. This property is more than just a home; it's a gateway to an enviable Mediterranean lifestyle, offering both an idyllic private residence and a lucrative investment prospect.

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The location of this stunning villa is undeniably one of its most compelling attributes. Las Chapas, a highly sought-after residential area just east of Marbella, is renowned for its tranquil environment, lush green landscapes, and immediate proximity to some of the finest beaches on the Costa del Sol. Imagine waking up to the gentle sea breeze, with pristine golden sands and crystal-clear waters just a stone's throw away. This area perfectly balances peaceful residential living with easy access to vibrant amenities, making it ideal for both permanent residency and holiday escapes. Southern Spain, with its incomparable climate, rich cultural heritage, and world-class infrastructure, provides an exceptional backdrop for this luxurious offering. From charming local chiringuitos to high-end dining, and from boutique shopping to bustling marinas, the region truly has it all.

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Strategically positioned, the villa is only moments away from the charming Cabopino Port, a picturesque marina celebrated for its quaint restaurants, vibrant atmosphere, and unspoiled natural dunes, a protected area offering breathtaking coastal walks. The popular hub of Elviria is also just a few minutes' drive, providing a comprehensive array of supermarkets, international schools, medical facilities, and diverse culinary options. This perfect blend of seclusion and convenience ensures that every necessity and indulgence is within easy reach.

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Upon entering this elegant residence, you are immediately enveloped in an atmosphere of refined comfort. An impressive hallway gracefully ushers you into the heart of the home: a magnificent, open-plan living and dining space. Here, soaring high ceilings create an extraordinary sense of grandeur and airiness, while expansive patio doors invite an abundance of natural light to flood the interiors. This seamless integration of indoor and outdoor living allows for a captivating connection to the exterior, leading directly to the meticulously maintained front terrace, the lush, verdant gardens, and your very own private swimming pool – an oasis of relaxation and entertainment.

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Adjacent to the living area, a separate, fully equipped modern kitchen awaits. Designed with both aesthetics and functionality in mind, it provides a contemporary culinary environment for aspiring chefs and casual cooks alike. The kitchen also benefits from direct access to the expansive front terrace, enhancing the convenience for al-fresco dining, barbecues, and poolside entertaining. Picture summer evenings spent hosting friends and family, with delicious meals prepared effortlessly and served under the starlit Mediterranean sky.

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The main level of the villa hosts two exceptionally spacious double bedrooms, each meticulously designed for comfort and privacy. Both bedrooms feature ample fitted wardrobes and benefit from their own luxurious en-suite bathrooms, ensuring personal indulgence for residents and guests. The master bedroom is a true sanctuary, further enhanced by its generous walk-in wardrobe/dressing room, offering substantial storage and an added touch of elegance. Its opulent en-suite bathroom is a spa-like retreat, featuring both a relaxing bathtub and a contemporary walk-in shower. A standout feature of these main-level suites is their direct access to the front terrace and the enchanting garden and swimming pool area, allowing for effortless transitions from peaceful slumber to refreshing morning dips or leisurely sunbathing.

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Descending to the lower level, you discover the third double bedroom, a secluded haven offering unparalleled privacy. This well-appointed room also boasts its own en-suite bathroom and direct access to an intimate outside terrace and the verdant garden, making it an ideal space for guests, teenagers, or as a private office. Throughout the entire villa, the comfort of residents is paramount, ensured by a state-of-the-art, fully integrated air-conditioning system, providing both hot and cold air for year-round climate control.

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Practicality meets luxury with the inclusion of an extensive underground parking area, capable of accommodating up to three vehicles securely. This valuable feature provides convenience and peace of mind, a true commodity in prime coastal locations. Furthermore, the property’s highly sought-after tourist licence presents an exceptional opportunity for rental income, allowing owners to capitalise on the robust holiday rental market in this desirable region, making it an attractive investment proposition.

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The villa's strategic positioning further enhances its appeal to leisure enthusiasts and those seeking convenience. It is located approximately 1.8 km from the vibrant Cabopino Marina and a mere 1.6 km from the stunning Playa de Artola, famous for its natural beauty and iconic Cabopino Lighthouse. Golf aficionados will appreciate the close proximity to world-class courses such as La Cala Golf and Rio Real Golf, offering challenging rounds amidst breathtaking scenery. For international travellers, Malaga-Costa del Sol Airport (AGP) is conveniently located just 43 km away, approximately a 35-minute drive, ensuring easy access for global connections. This villa represents an extraordinary opportunity to acquire a luxurious home in one of the most desirable areas of the Costa del Sol, combining elegance, comfort, and outstanding investment potential.

## Details

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| Reference | R5452084 | Property Type | Villa |
| Status | Sale | Price | 1,250,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 260 m² | Plot Size | 714 m² |
| Terrace | 40 m² | Parking places | by request |

## Features

Pool, Air conditioning, Heating, Private garden, Alarm system, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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