+34 604 489 646
info@luxury-realty.com
luxury-realty.com



EL PARAISO

1 695 000 €

■■■■■ ■ El Paraiso

■■■■■■■■ R5210131

4	341 m²	1 780 m²	38 m²
■■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Situated in the sought-after residential area of Paraiso Medio and just around the corner from the Paraiso Golf Club, this beautiful Andalusian-style villa is a fantastic opportunity! The villa is largely built over a single floor and well distributed for maximum comfort. The property offers a pedestrian entrance as well as separate car access to a covered parking area and garage beyond. Through the front door we have a welcoming entrance hall with cloakroom and WC. On the left hand side of the entrance hall we have the living room fireplace and with access to both the front and back terraces. On the right hand side we have the new kitchen and dining room with a covered utility patio off as well as access to the covered terrace and pool area. By way of sliding doors, the living room and kitchen area are also connected and on the right of the dining area we have the bedroom wing. There are two identical and well appointed guest bedrooms facing the garden and on the opposite side of the corridor is the corresponding guest bathroom. Then we have a spacious guest bedroom facing the front garden and the en-suite bathroom has also been fully renovated. Finally the master bedroom at the end with access to the back garden and a luxurious & spacious fully renovated en-suite bathroom. From the back terrace and garden we have beautiful open views to the surrounding landscape, mountains and golf course. There is also a staircase access to a lower level with a room for a bodega, bar or gym perhaps. This Andalusian villa is very well located and offers tons of potential. Two bathrooms and the kitchen have already been renovated but some work is still recommended, specifically around the terrace area. In our photos you can find an example of what the renovated terrace would look like, using a retention wall to maximise the ■depth ■of ■the ■spacious plot. In ■this ■area ■the ■max ■built percentage ■is ■30% and ■the ■max footprint ■is ■25% ■so ■it is possible ■to ■extend ■the ■current ■existing ■structure.

■■■■■■

■■■■■■■■	R5210131	■■■ ■■■■■■■	■■■■■
■■■■■■	■■■■■■■	■■■■	1 695 000 €
■■■■■■■	4	■■■■■■	■■ ■■■■■■■
■■■■■■■	341 m²	■■■■■■■	1 780 m²
■■■■■■■	38 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■■■■■ ■■■, ■■■■■■■■, ■■■■■■■■

■■■■■■ ■■■■■■■■■■■■

■■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■■ — ■■■■■ ■■■ ■■ ■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella