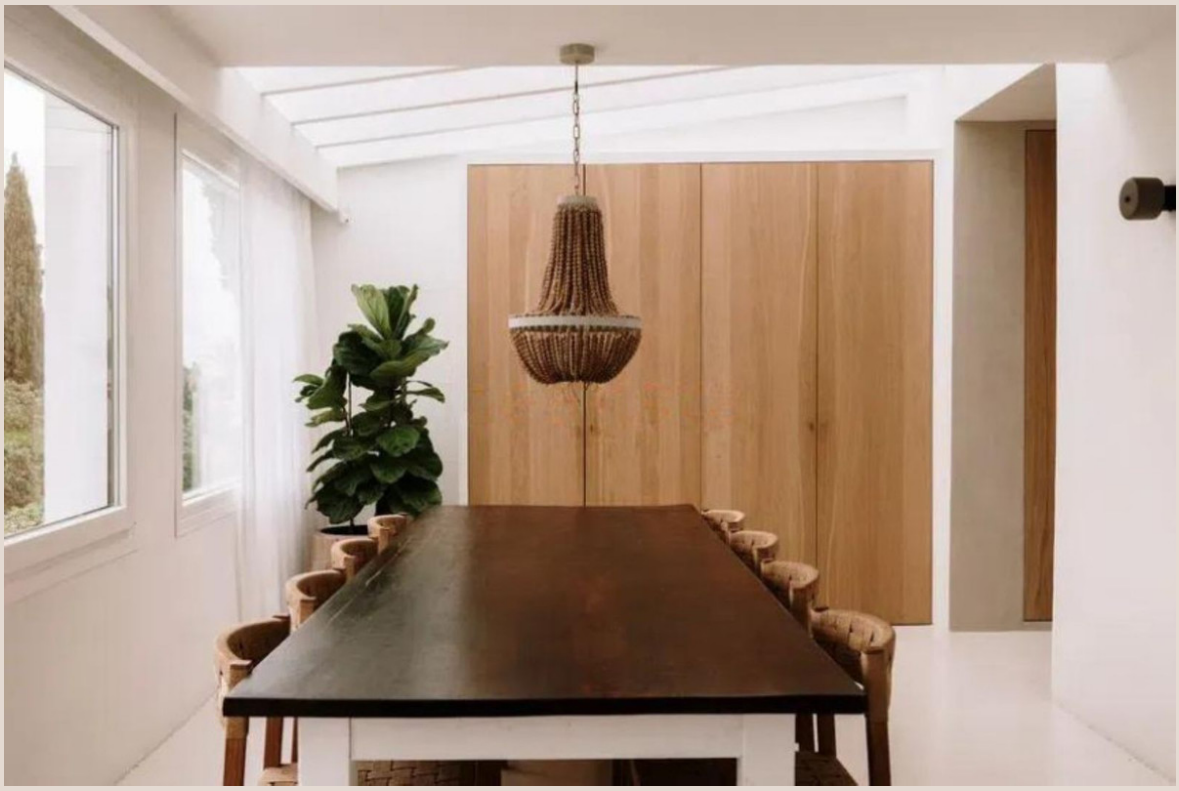


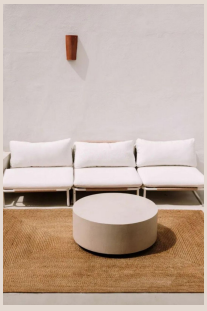
GUADALMINA ALTA

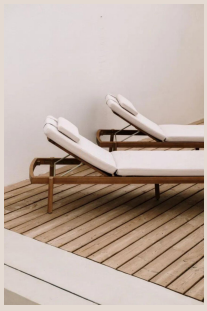
■■■■■ ■ Guadalmina Alta

1 295 000 €

■■■■■■■■ R5226664

4	4	282 m²	57 m²
■■■■■■■■	■■■■■■■	■■■■■■■■	■■■■■■■■













■■■■■■■■

A home that captivates at first sight, a renovated house with the highest quality materials, influenced by Balinese and Mediterranean styles. It has aerothermal energy throughout the house, adjustable according to the needs of each space. Perfect for the coldest and most humid days on the coast. Feel the warmth of walking barefoot in your home all year round. DISTRIBUTION OF THE HOUSE: The semi-detached villa is developed on three levels that we call, ground, main and upper. It has a TOTAL AREA of 282.98m2 GROUND FLOOR AREA: 101.26m2 Interior area: 67.10m2 - First bedroom with built-in floor-to-ceiling wardrobes, with a double bed and exterior window, and a complete bathroom with a shower en suite. - Second bedroom with 3 beds of 90x200 and 3 built-in floor-to-ceiling wardrobes and a complete bathroom with a bathtub and window to the outside. - Third bedroom (with the option of making one more since there were two and the separation was eliminated to make a large playroom, 8 built-in floor-to-ceiling wardrobes, with access to the outdoor porch. Electric blinds. - Room for the washing machine, dryer and clothesline with shelves for organizing all the laundry. Latest model Haier washing machine and dryer. Both this room and all the bathrooms have towel dryers ideal for getting out of the shower warm or drying clothes quickly. Exterior area: 39.20m2 - Covered and landscaped outdoor area with artificial grass of the highest quality and garage area that we currently occupy with a skate ramp. MAIN FLOOR AREA: 138.55m2 Interior area: 67.10m2 - Living room and dining room with views of La Concha. Super bright, part of the ceiling is glazed. Exit to the outdoor terrace through the main door and a 3-leaf sliding door of the latest design and quality allowing floor-to-ceiling opening flush. Built-in wardrobes to store coats and everyday materials. - Custom-made oak kitchen with iconic faucets (like the whole house), countertop of the highest quality silestone. Appliances from the best brands such as Haier and Bosh. Exterior area: 71.45m2 - Microcement entrance patio with a pleasant passage or living area with sun all day, planters and outdoor shower with hot and cold water, ideal for taking a shower after a day at the beach. - Bathroom with toilet, sink and closet. Ideal for when you are in the pool or relaxing in the pergola. - Heated and saltwater pool of 3.70 x 3.75 with wheel cover and microcement for the winter. - Wooden pergola with seating area, with stunning views of La Concha. FIRST FLOOR AREA: 43.17m2 Interior area: 25.25m2 - Dream bedroom with views of La Concha, bed base made of microcement, double bed of 200 x 200 with electricity for chargers, turning on and off the light, fan. Electric blinds and double windows. Built-in oak wardrobes. - Bathroom with double sink, built-in wardrobes, and "water area" composed of a spacious shower and free-standing bathtub, undoubtedly the best and most unique of the house. Exterior area: 17.92 m2 - Terrace for sunbathing, reading or simply observing the stars. With hot and cold water shower. With the possibility of closing if desired. Views of La Concha. Ideal for families or for those who want to have guests in their house and at the same time a lot of privacy. Other advantages of the house: ford - parking at the door, garage, super quiet but lively community. Located in front of the Guadalmina Golf Club, a super quiet area but at the same time you will feel accompanied at all times. A 5-minute walk to the Guadalmina shopping center and 5 minutes to the beach to have a large office or a large gym. Semi-Detached House, Guadalmina Alta, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 282 m², Terrace 57 m². Setting : Close To Golf, Close To Schools, Urbanisation. Orientation : South. Condition : Excellent. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Mountain. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Storage Room, ■Utility ■Room, ■Ensuite ■Bathroom, Double ■Glazing, ■Courtesy ■Bus, ■Near ■Church, Fiber ■Optic. Furniture ■: Part ■Furnished. Kitchen ■: Fully ■Fitted. Garden ■: ■Private. Security ■: Gated Complex. Parking ■: ■Garage, ■Covered, ■Private. Category ■: ■Resale.

■■■■■■

■■■■■■■■	R5226664	■■■ ■■■■■■■	■■■■■
■■■■■■	■■■■■■■	■■■■	1 295 000 €
■■■■■■■	4	■■■■■■	4
■■■■■■■	282 m²	■■■■■■■	–
■■■■■■■	57 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■■

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