

TORREMOLINOS

1 150 000 €

# ■■■■■ ■ Torremolinos

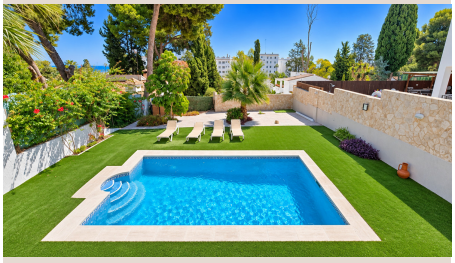
■■■■■■■■ R5491489

| 5 | 3 | 253 m² | 717 m² | 100 m² |
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Simply let yourself fall in love with this wonderful villa — it could become the home of your dreams. This impressive, fully detached villa is for sale in the sought-after area of El Pinar, Torremolinos. The area is well known for its tranquillity, offering residents a high level of privacy in a beautiful wooded setting, while still being just a short distance from the town centre and the sea. At the same time, the property is surrounded by all the essential services and amenities, all within just a few minutes. Torremolinos town centre is only around 10 minutes away by car, and thanks to the excellent road connections, Málaga Airport can also be reached in approximately 10 minutes. It is the perfect balance for those who want to live in a peaceful setting without giving up the convenience of having everything close at hand. The villa is built on a 717 m² plot, with both vehicle access to a parking area with space for two cars and a separate pedestrian entrance from the street. The generous outdoor areas provide plenty of space to enjoy the Mediterranean lifestyle, featuring a beautiful garden, a large private swimming pool, several terraces and a barbecue area. The property has a built area of 253 m² and is distributed over just two floors. This spacious detached home stands out for its generous proportions, abundant natural light and highly functional layout. The property has also been completely renovated to a high standard, with premium finishes that considerably enhance its overall value. One of the most exceptional features of this property is its exposure in all directions, together with the large number of windows throughout the house, ensuring excellent natural light at virtually any time of day. On the ground floor, the property offers 2 bedrooms, 1 full bathroom, an impressive 70 m² living room, a spacious open-plan kitchen with central island, a separate laundry room, storage room and a large terrace. On the first floor, there are 3 double bedrooms, each with its own private terrace, as well as 2 full bathrooms, one of them en suite. The entire property has been designed and equipped to a very high standard, incorporating modern technology such as photovoltaic solar panels, which can provide energy savings of up to 95% in terms of electricity and water consumption. The property also holds a tourist licence, making it an excellent option both as a spacious and comfortable permanent residence and as an investment property with strong rental potential. A viewing is highly recommended in order to fully appreciate the unique character and exceptional qualities of this dream villa. In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, consumers are hereby informed that the published price does not include the costs associated with the purchase, including Property Transfer Tax (ITP), Notary fees or Land Registry fees. Real estate agency fees are included in the price. Value-added services and multilingual assistance: For your peace of mind, you will have access to ■the ■legal ■assistance ■and professional ■advice ■of ■our ■in-house ■lawyer throughout ■the ■entire purchase ■process. ■In addition, ■our ■team ■can ■assist you fluently ■in ■Spanish, ■French, ■Italian ■and ■English.

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