



## Willa w Arenas

Arenas

€ 420.000

 Typ:	<b>villa</b>	 Powierzchnia:	<b>94 m2</b>
 Taras:	<b>40 m2</b>	 Liczba łazienek:	<b>2</b>
 Liczba sypialni:	<b>3</b>	 Garaż:	<b>Tak</b>
 Basen:	<b>Tak</b>	 Działka:	<b>9305 m<sup>2</sup></b>
 Klimatyzacja:	<b>Tak</b>	 Telewizja:	<b>Nie</b>
 Blisko pól golfowych:	<b>Nie</b>	 Wi-Fi:	<b>Tak</b>

Beautiful Ibiza-style villa in Arenas combines comfort, style and privacy with breathtaking views of the Maroma mountains and part of Lake Viñuela. The property is fully legal, has a DAFO and a tourist rental licence, making it ideal as a second home or a profitable investment.

Ideally located less than 50 minutes from Malaga airport, 10 minutes from the village of Arenas, 25 minutes from Torre del Mar, 45 minutes from Malaga city centre.

The villa has a living area of 94 m<sup>2</sup> and comprises three bedrooms, each with air conditioning and built-in wardrobes in Ibiza style. There are two bathrooms with open walk-in showers, including one ensuite bathroom. The fully equipped kitchen is also Ibiza-style and features a refrigerator, freezer, ceramic hob, electric oven, microwave and dishwasher. The bright living room has air conditioning and a cosy fireplace, with direct access to the spacious terrace and swimming pool.

Outside, the property offers a 7 x 4 metre heated swimming pool with heat pump, a 20 m<sup>2</sup> covered terrace, an outdoor shower and an outdoor kitchen with BBQ. Around the pool and the house are spacious terraces from which you can fully enjoy the peace, privacy and panoramic views. The 9,305 m<sup>2</sup> plot offers complete privacy and a natural environment.

This villa is ready to move into and offers the perfect combination of style, comfort and return on investment. Thanks to its tourist rental licence, it is immediately ready for rental, while also being an ideal private home for those who want to experience the tranquillity and beauty of the Axarquía. Mortgage options are available, making this a unique opportunity to own a villa in a prime location.

Additional advantages of this property:

- \* DAFO – fully legal
- \* Mortgage possible
- \* Tourist rental licence
- \* Ready to move into
- \* Heated swimming pool (extended rental season)
- \* Ideal as a holiday home or investment

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