



## Detached Villa in Alhaurín el Grande

Alhaurín el Grande

€ 990.000

 Estate type:	<b>villa</b>	 Area:	<b>470 m2</b>
 Terrace:	<b>40 m2</b>	 Number of bathrooms:	<b>4</b>
 Number of bedrooms:	<b>4</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>15000 m²</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>No</b>

EXCLUSIVE TO US:

Nestled amidst breathtaking landscapes in Alhaurín el Grande, this exclusive villa epitomizes luxury living, offering panoramic views of lush valleys and majestic mountains. Seamlessly blending modern aesthetics with the surrounding natural splendor, the property provides a serene retreat while remaining conveniently close to Coín, Cártama, Málaga city, and the Mediterranean coast.

Built in 2003, this elegant villa spans three levels, thoughtfully designed to maximize natural light, space, and comfort. High-quality finishes, versatile architecture, and entertainment areas ensure a welcoming atmosphere, whether as a primary residence or a vacation home.

Main house Layout: 510.56m<sup>2</sup>

Middle (Ground) Floor: 176.92m<sup>2</sup>

- \* Spacious living room with dining area
- \* Modern kitchen with stone countertops
- \* Double bedroom suite with fitted wardrobes
- \* Full bathroom ensuite
- \* Guest toilet
- \* Generous covered terrace overlooking the gardens and pool, perfect for outdoor dining and entertaining

Upper Floor: 156.72m<sup>2</sup>

- \* Master suite with private terrace and breathtaking views, 2 dressing rooms , and bathroom with jacuzzi
- \* Second bedroom suite with full bathroom.

Lower Floor: 176.92m<sup>2</sup>

- \* Independent apartment with living room, fully equipped kitchen, double bedroom, and bathroom
- \* laundry room
- \* Additional storage room / extra bedroom maybe..
- \* Large garage with space for several vehicles

Exterior Features:

- \* Heated swimming pool.
- \* Garden area of around 7800m<sup>2</sup> , fenced and walled, with century old olive trees, fruit trees, and a small vegetable garden
- \* Double Garage 55.28m<sup>2</sup>
- \* Gardeners / maintainace building housing the irrigation timers and pumps etc 12m<sup>2</sup>
- \* Romantic gazebo, ideal for entertaining or enjoying that sunset
- \* Barbecue area and summer kitchen
- \* South-facing orientation with uninterrupted vistas

Equestrian Area:

- \* Fireproof stables (3 large boxes + 1 pony box) with ceiling fans
- \* Heated tack room with A/C plus a feed storage room

- \* Floodlit arena for jumping / dressage etc..
- \* Paddock with field shelter
- \* OCA license for 5 horses
- \* This area is around 7600m2
- \* Seperate from the property with its own private entrance
- \* Non horsey buyers could rent it out without disturbing their own privacy.

### Location:

Set in a prestigious rural area, this villa combines tranquility with convenience. Enjoy the peace of the countryside while being minutes from city amenities, beaches, and the charm of the Andalusian lifestyle.

Just a 10 minute drive to the nearest town and 30 to the airport at Malaga.

### Build:

House

The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys.

In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.



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