



VILLA IN GUADALMAR, MALAGA

C. Acacias de Guadalmar, 143, Churriana, 29004 Málaga, España

2.200.000 €



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The essentials

Area: 779 m ²	Lot size: 354 m ²
Plot: 2404	Bedrooms: 4 beds
Bathrooms: 6 baths	Floors: 2 floors
Garage: 4	Storage room: 1
CEE: C	Status: Excellent
Category: Detached Houses, Villa	ID property: 1047V

Main features

Features: Air conditioning / Heating, Built in wardrobes, Double glazed windows, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Marble floor, Parking, Pool, Private Garden, Radiant floor, Storage room, Terrace, Villa

ELEGANT AND MAJESTIC DETACHED VILLA ON A FLAT PLOT WITH BEAUTIFUL AND SPACIOUS GARDENS, A SWIMMING POOL AND EXCELLENT QUALITIES. IN AN EXCELLENT LOCATION, JUST A SHORT WALK FROM THE BEACH IN THE PRESTIGIOUS AREA OF GUADALMAR, MALAGA. PEACE AND COMFORT IN THIS EXQUISITE VILLA. Fortuny Hogares Únicos are pleased to present this beautiful and comfortable Andalusian-style detached house, located in a luxury and well-established residential area in Malaga, Guadalmar. Due to its privileged location, you will find a wide range of services and amenities close by public transport stops, supermarkets, shopping centres such as Plaza Mayor, pharmacies, health centres, schools and nurseries, sports clubs and gyms. The development is just a 5-minute walk from Guadalmar Beach, which offers a wide range of gastronomic and leisure activities. This spectacular property sits on a large flat plot of 2,404m², with a total constructed area of 779m² and a usable area of 354m² for the main house, distributed over two comfortable floors: Ground floor at garden level. It consists of 204m², distributed in a large entrance hall with high ceilings, a spectacular living room in classic Andalusian style with large windows that provide plenty of natural light, a living room with wooden beams and access to a large terrace overlooking the garden and pool, a large independent kitchen fully furnished, equipped with electrical appliances and with dining area, a second dining room connected to the kitchen and the main living room, laundry area, a large pantry area, a complete bathroom with bathtub that serves all the rooms on this floor. The area is circular, which allows maximum comfort and use of all the rooms. There is the possibility of installing two fireplaces, one in the kitchen and the other in the living room, which communicates with the main living room. The first floor of 150m² is divided into a large hall, four large and comfortable bedrooms with four en-suite bathrooms and fitted wardrobes. The master bedroom has two large dressing rooms. The property has an elegant and timeless decoration, with attention to detail. Built in 1992, the property is in a perfect state of conservation, with a construction of great prestige. The qualities include a gas boiler, marble floors, underfloor heating with a gas boiler, three split air conditioning units in the lounge, a kitchen and one bedroom. Double-glazed PVC windows, all tilt and turn. The outside areas are paradise, with spacious mature gardens where you can stroll, relax and contemplate nature, and a large swimming pool surrounded by vegetation to enjoy all year round. There are two outdoor constructions in a strategic part of the garden, perfect to be used as independent flats for guests. There is a covered garage for four cars with electric doors. In the parking area, there is also a bathroom, two storerooms and an engine room. Energy efficiency certificate: C. By the Regional Decree 218/2005 of 11th October of the Andalusian Parliament, we inform the consumer that the indicated price does not include the expenses resulting from the purchase of the property according to the current legislation (ITP, notary fees and VAT in the case of new construction). Please do not hesitate to contact us for further information. We will be happy to help you.

