

Ref: R5203075

Price: 3,695,000€



-  **Villa - Detached**
-  **Guadalmina Alta**
-  **4**
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-  **347m<sup>2</sup> Build Size**
-  **1,395m<sup>2</sup> Plot Size**
-  **Pool: Yes**

Villa with perfectly blends comfort, design, and a unique location situated on the coveted First Line in Guadalmina Alta, at the end of a quiet cul-de-sac street, while in walking distance to the Commercial Center with its many restaurants, bars, shops and supermarkets. Enjoy a peaceful yet central setting with stunning views of the golf course on 3 sides!

Main Floor: Entry via a wide automatic gate, swimming pond with stepping stones and large driveway with covered parking space for at least two big cars.

Hallway with convenient wooden wardrobes. Large open-plan living-dining room with a pel...(Ask for More Details!)





UK +44 333 022 0135

Email: [info@1casa.com](mailto:info@1casa.com)

Web: [www.1casa.com](http://www.1casa.com)

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Main Floor: Entry via a wide automatic gate, swimming pond with stepping stones and large driveway with covered parking space for at least two big cars.

Hallway with convenient wooden wardrobes. Large open-plan living-dining room with a pellet automatic fireplace and direct access to a large terrace with 2 wooden covered pergolas with outside lounging and dining area. Adjacent TV room which can be closed off for additional privacy.

Spacious furnished and equipped kitchen with a central island, breakfast bar and wine fridge. Separate wet kitchen with all Siemens appliances. One guest bedroom (180cm double bed) with bathroom just across the stairway. Garden Level: Three bedrooms (2 x 180cm, and master 200cm double beds) each with en suite bathrooms and private terraces and entry. Cosy gym room with glass windows. Fully equipped laundry room. Master bedroom includes a big walk in dressing room and a bathroom with double showerheads and separate toilet. Large private side and back garden with high quality artificial grass for easy and water saving maintenance, featuring a big swimming pool with lounging island and outdoor kitchen (with fridge and teppanyaki grill) for al fresco dining. Additional guest toilet. Possibility to add a pool/guest house/sauna in the back garden, with water, drainage and electricity provisions already in place.

Full newly equipped engine room with 2 water tanks, water pressure group, water softener, boiler and additional storage space, also for bicycles.

Orientation:

Sunny all day thanks to the position of the villa with East-South-West facing terraces and garden.

Additional Features

Fully refurbished, designed and decorated with high quality finishings and designer furniture by interior design studio Acoola Living: [www.acoola.eu](http://www.acoola.eu)

Ceramic floors throughout interior and exterior, with underfloor electric heating in all interiors. Spacious Travertino sinks and wooden cabinets in all bathrooms.

Centralised air conditioning (with invisible silent units) in all interiors, with individual thermostats per zone (Airzone) to control both floor and ceiling cooling/heating. Security features including multiple exterior movement sensors, window/door sensors and an extensive HD camera system, connected to the Securitas Direct central.

Easy to control Apps for the domotica features (including alarm, solar panels, lighting, heating, cooling and fireplace). Eight solar panels connected to the general electric system for substantial energy saving. Pre-installation for 3-phase electric car charging.

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