



Alrededores

For sale at **1.095.000 €**

5
BEDROOMS

3
BATHROOMS

1031
PLOT

278
BUILT

Sale of magnificent villa in Torreguadiaro, Costa de Sol.

Housing with spectacular sea views and in perfect condition, in addition to being fully equipped. It has a plot area of 1031 m2 and a closed area of 277.90 m2.

The property is distributed in:

Ground floor (113 m2): hall and distributor, bedroom, bathroom, living room with fireplace and access to a terrace with views of the

First floor (92.33 m2): hall, 3 bedrooms and 2 bathrooms (1 of them en suite), laundry room and 2 terraces, one of them

Basement (72.57 m2): Garage, bedroom and toilet. All rooms have high efficiency inverter heat pump type air conditioning

Mediterranean, fully
equipped kitchen with
access to the garden and a
pool of 8x4 m.

covered.

and heating.
Except for the living room,
kitchen and hall, all rooms
have electric security
shutters.

The house has a water
softener.

For the water supply, the
house has a 1,000 L
underground cistern and a
pumping group.

It has a separate water
evacuation network (fecal
and rainwater).

Three-phase electrical
panel, adapted to single-
phase contracting.

Motorized garage doors.

Solar panels for DHW
production.

Exterior lighting controlled
from the inside with
independent circuits.

Beacon type exterior
lighting.

All PVC carpentry with wood
finish, with double glazing
with air chamber, tilt and
turn except for kitchen
windows, master bedroom
and first floor terrace that
have tilt-and-turn carpentry.

Cladding and marble
bathroom countertops.

SILESTONE type kitchen
countertop. Top quality
kitchen furniture.

SIEMENS brand appliances.

Garden irrigation sectorized
in several circuits with
programmer-controlled
solenoid valves.

The villa is completely
landscaped with a perfect
maintenance. It includes 2
centenary olive trees and

native trees.
Spectacular views of the
Port of Sotogrande,
Gibraltar and Africa.
Located a few minutes from
the beach, shops and
restaurants of
Torreguadiaro and 5
minutes by car from the
Port of Sotogrande, 20
minutes from Gibraltar and
1 hour from Malaga airport







