



## Alrededores

For sale at 1.150.000 €

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

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

Basement (72.57 m2): Garage, bedroom and toilet.  
All rooms have high

to a terrace with views of the Mediterranean, fully equipped kitchen with access to the garden and a pool of 8×4 m.

2 terraces, one of them covered.

efficiency inverter heat pump type air conditioning 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











