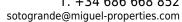




T. +34 686 668 852







Alrededores

For sale at **1.095.000** €

5	3	1031	278
BEDROOMS	BATHROOMS	PLOT	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



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Mediterranean, fully equipped kitchen with access to the garden and a pool of 8×4 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 singlephase 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



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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





















T. +34 686 668 852 sotogrande@miguel-properties.com

































T. +34 686 668 852 sotogrande@miguel-properties.com

































Miguel Mellado T. +34 686 668 852 sotogrande@miguel-properties.com





















