

Villa in Calahonda

Reference: R3078316



Bedrooms: 3

Bathrooms: 3

M<sup>2</sup> Build size: 140

Price: 1,800,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M<sup>2</sup> Plot Size: 670



Overview: COASTAL VILLA CLOSE TO MARBELLA Villa on the western frontier of Sitio de Calahonda ("Calahonda Royal"), the western edge of the property is the boundary between the district of Mijas and the district of Marbella, directly situated at the "Cabopino Golf Marbella" golf course, panoramic view of the ocean, around 50m above sea level, lightly sloping site, 500m away from the coast. Built in 1986-1987, fully renovated from 1999 to 2005. The villa is situated on a plot that comprises a private land and a common land. The common land is located in a closed group with 2 other villas, the common area includes a palm tree garden, a fish pond and a common pool of 11 x 6 m. A private road links the house to the public road. This property comprises three floors with two interior staircases, 1 exterior staircase, 4 terraces with a total of 75 m<sup>2</sup> (of which one has been designed as a wine arbor, another one is beside a small fish pond, and the other has an outside fireplace), plus a stand-alone garage. The private palm tree garden includes various types of palm trees, hibiscus, oleander, roses, bougainvillea, schefflera, a guava tree, etc. The private garden has an automated watering and lighting system. The villa has 3 bedrooms, 3 bathrooms/WC, 1 small hall, 1 separate kitchen, 1 living room/dining room and an indoor fireplace, 1 further living room with a bar, kitchen and dining area, and a special area for private events (currently equipped as a private disco), a fitness room and an office room can also be used as additional 2 bedrooms if required, 1 workroom and laundry room. All living and sleeping areas have marble floors, heating via electric radiators, fans in all rooms, SAT TV with SPAUN for 6 separate connections on all floors, cable and WLAN internet, an extensive alarm system, end-to-end lightning protection system from Germany, external paintwork with dirt-resistant lotus paint.

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#### Features:

Pool, Sea views, Private garden, Parking