

Villa in Guadalmina Alta

Reference: R5421424



Bedrooms: 3
Status: Sale

Bathrooms: by request
Property Type: Villa

M² Build size: 265
Parking places: by request

Price: 2,750,000 €
M² Plot Size: 805



Overview:

Nestled within the highly sought-after and tranquil enclave of Guadalmina Alta, in the sun-drenched region of Southern Spain, this exceptional villa offers an unparalleled living experience. Beautifully renovated and meticulously designed, it effortlessly blends comfort, privacy, and a seamless connection with its breathtaking outdoor spaces. The atmosphere within is defined by an abundance of natural light, inherent warmth, and an understated, yet undeniable, elegance that speaks volumes of its quality and thoughtful conception. This residence is not just a house; it's a lifestyle statement, perfectly poised for those seeking luxury, convenience, and Mediterranean charm.

The journey into this magnificent property begins with a striking antique wooden gate, an architectural detail that immediately sets a tone of timeless character and welcoming charm. Beyond lies a meticulously landscaped garden, a true Mediterranean oasis, thoughtfully designed to be both elegant and low-maintenance. Mature olive trees stand as venerable sentinels, interspersed with vibrant Mediterranean planting, all sustained by an intelligent automatic drip irrigation system. For convenience, a covered garage with ample space for two vehicles provides direct and secure access from the street, ensuring ease of arrival and departure.

Designed entirely on one level, this villa champions effortless living, making it an ideal choice for all ages. Every aspect of comfort has been anticipated and integrated, including a comprehensive smart home system that places control at your fingertips. Underfloor heating throughout ensures cosy warmth during cooler months, complemented by hot and cold air conditioning for optimal climate control, guaranteeing year-round comfort regardless of the season.

The interior layout has been meticulously conceived to maximise both functionality and an expansive sense of spaciousness. The home thoughtfully accommodates three generous bedroom suites, each a private sanctuary complete with its own elegantly appointed bathroom, offering supreme privacy for residents and guests alike. Additionally, a separate, tastefully designed guest cloakroom is conveniently located for visitors.

The heart of the home, the day area, revolves around an elegant dining room, perfectly sized to comfortably host eight guests for memorable meals. Adjacent, a spacious, modern kitchen is a chef's dream, bathed in natural light streaming through a large window that offers delightful views over the worktop and sink area. From the kitchen, a charming, intimate terrace beckons, providing the perfect setting for tranquil outdoor breakfasts and leisurely, relaxed mornings, truly embracing the indoor-outdoor Spanish lifestyle.

The generously proportioned living room is intelligently divided into two distinct, yet harmonious, areas. One zone offers a cosy office and reading corner, providing a quiet retreat for contemplation or work. The other transitions into a comfortable lounge, complete with a inviting fireplace and television, creating an ideal space for family gatherings, entertaining friends, or simply enjoying quiet evenings at home in a luxurious setting.

Two of the three bedrooms distinguish themselves with their remarkable dimensions, comfortably accommodating large beds and offering extensive, built-in storage solutions. The principal suite is a true highlight, featuring a grand, spacious walk-in dressing room that caters to even the most extensive wardrobe. Its en-suite bathroom is a masterpiece of design and comfort, boasting a double vanity, a luxurious bathtub perfect for unwinding, and a separate, invigorating walk-in shower.

Throughout the entire residence, a cohesive aesthetic of natural tones, rustic exposed wooden beams, and exquisite bespoke carpentry creates an atmosphere of inherent harmony and inviting warmth. Abundant natural light permeates every corner, enhancing the spaciousness and uplifting the mood. Large windows and glass doors are strategically placed to establish a continuous, vibrant dialogue between the elegant interiors and the beautifully landscaped gardens, ensuring that every room enjoys captivating views of the lush outdoor spaces.

Practicality is also a key feature of this superb villa. It includes a dedicated laundry room, fully equipped with a modern washing machine and dryer, offering unparalleled convenience. This room provides direct access to a versatile rear patio, a space brimming with potential. It could serve as an additional utility area, be transformed into a tranquil jacuzzi space, or adapted to suit the unique needs and desires of the future owner, offering flexibility and customisation.

Outside, the leisure facilities are equally impressive. A spacious covered porch extends from the villa, overlooking the verdant garden, a dedicated sunbathing area, and an elegantly designed swimming pool. Notably, the pool is finished in the same high-quality porcelain material as the interior flooring, creating a sophisticated visual continuity that seamlessly merges indoor and outdoor living areas. A pleasant, fresh lawn area further enhances the property's allure, completing the quintessential Mediterranean atmosphere and providing a perfect space for relaxation and recreation.

Technically, the villa is designed for future-proofing and efficiency. It includes pre-installation for pool heating, allowing for year-round enjoyment of the swimming facilities, and pre-installation for solar panels, providing a pathway to sustainable energy solutions. An efficient aerothermal system ensures cost-effective hot water, climate control, and powers the underfloor heating, underlining the property's commitment to energy efficiency. Furthermore, a truly unique advantage of this residence is the possibility of extending the built area by approximately 80 m². This significant expansion potential allows for the creation of an additional bedroom, a second expansive living room, a private spa, a state-of-the-art gym, or a dedicated entertainment space, tailored precisely to the future owner's lifestyle requirements and aspirations. This is a singular residence in Guadalmina Alta where exceptional design, cutting-edge technology, impressive efficiency, and an unparalleled quality of life converge in perfect harmony, offering a truly magnificent home in Southern Spain.

Features:

New development, Pool, Air conditioning, Private garden, None, Parking, None