

**Sales - House - Sierrezuela**  
**1.399.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5041201**

**Sierrezuela**

**House**

**Community: 1,380 EUR / year IBI: 1,240 EUR / year**

**Rubbish: 127 EUR / year**



**4**



**4**



**380 m2**



**767 m2**

Mediterranean villa with independent studio, extra plot and authentic Andalusian charm! We present to you a spectacular villa, fully renovated with high-quality materials, combining authentic Andalusian character with a Mediterranean touch. A home full of harmony and natural light, located in a peaceful area surrounded by friendly neighbours. Layout and features: Upon entering, you are welcomed by a cosy entrance hall. To the left, a spacious fully equipped independent kitchen with laundry area and direct access to the garden. To the right, a guest toilet and an elegant staircase leading to the upper floor and basement. The bright and stylish living room opens directly onto the terrace, garden and private pool - the perfect place to enjoy magical mountain views in a relaxing atmosphere. On this same floor, you will also find the master bedroom with en-suite bathroom (shower + jacuzzi) and built-in wardrobes. The upper floor offers three additional bedrooms and two bathrooms (one en suite, one with underfloor heating, and another with a balcony). The basement features an independent studio with kitchen, bathroom, storage and private access from the garage - ideal for guests or rental purposes. Extra features that make the difference: Private pool + 2 communal pools with beautiful gardens. An additional 234 m² plot is included in the price with numerous fruit trees - perfect for extending the garden, building a basement, garage, cinema room or even a guesthouse, without losing the stunning panoramic views. Water is included in the community fees (no extra cost for garden irrigation or private pool maintenance). Own gas installation in the urbanisation for greater convenience. 2 underground garage spaces. A unique gem on the Costa del Sol for those who value space, quality, privacy and the authentic Mediterranean lifestyle.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Central Heating</li><li>✓ U/F Heating</li><li>✓ U/F/H Bathrooms</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Guest House</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Jacuzzi</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Basement</li><li>✓ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Alarm System</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ More Than One</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>				