EK
ARBAT ESTATES

Sales - House - New Golden Mile

1.695.000€

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Ref.-ID: R5273947 | **New Golden Mile** | **House**

IBI: 2,086 EUR / year

4 | **3** | **200 m2** | **1246 m2**

Wonderful villa for sale in a residential area of Atalaya, in the Monte Biarritz neighborhood, ideal for families and those seeking privacy while living in a well-established area. The property is situated on a plot of 1,246 m², with a building potential of 0.36 which has not yet been fully used, so the house can still be expanded. The plot features a spacious garden area, a small shed, and a 32 m² swimming pool, facing south, making it very bright almost all day long. The house is distributed over two floors. On the ground floor, there is an entrance patio, a living room with a dining area in two distinct spaces, a fully equipped and furnished kitchen, a laundry area, two bedrooms, two bathrooms, and a front porch. On the first floor, there are two more bedrooms and a bathroom. One of the features that gives this villa great charm is its high ceilings with well-maintained wooden beams, being very sunny and bright all day, as well as its location very close to San Pedro de Alcántara, just minutes by car, with schools, shops, and easy access to the N-340 nearby. The villa is rustic in style mixed with modernity, in perfect maintenance condition.

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Pre Installed A/C

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary