



Sales - House - La Mairena
1.275.000€

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



Ref.-ID: R5402308

La Mairena

House

Community: 1,812 EUR / year

IBI: 728 EUR / year

Rubbish: 130 EUR / year



3



2.5



301 m²

Stunning Luxury 4-Story Townhouse Discover this modern, luxury 3-bedroom, semi-detached townhouse that offers everything you've ever dreamed of, from magnificent panoramic views to exceptional privacy. Spanning four levels, each floor presents breathtaking views of both the valley and the sea. The 3 terraces and the large patio/garden are in different positions, so there is sun at this location at any time of the day, all year round. On the lower floor, you'll find a spacious garage with room for two cars, along with ample storage space. This level also includes an extra storage cupboard, a laundry room, and a large guest bathroom. A beautifully designed guest bedroom with stunning views completes the ground level. The first floor is home to the luxurious master suite, featuring an impressive walk-in wardrobe and an en-suite bathroom. The master bedroom opens onto a private balcony, where you can enjoy sweeping, uninterrupted views. Adjacent to the master, there's a room currently used as a study, with pre-installed plumbing if you wish to convert it into an additional bathroom. The second floor is an entertainer's dream! The expansive, open-plan kitchen, dining, and living area is the heart of the home. The high-end kitchen boasts top-tier NEFF appliances known for their elegance, quality, and functionality. Floor-to-ceiling glass doors in the living room flood the space with natural light and lead out to a large terrace, blending indoor and outdoor living seamlessly. The terrace features automatic awnings and showcases yet another breathtaking view. Behind the living area, you'll find a hidden gem: a large private patio, beautifully landscaped around a mature olive tree, offering a peaceful retreat. The top level is your personal outdoor oasis. This sun-soaked terrace is designed for relaxation, featuring a jacuzzi, plunge pool, and a bar area. Whether hosting guests or enjoying a quiet evening, the spectacular views of the UNESCO-protected Sierra Alpujata and the charming village of Mijas, sunrise over the Mediterranean in the west, and sunset over the national park 'Sierra de las Nieves to the east. There's also a guest toilet and a pedestrian bridge providing quick and convenient street access and parking from this level. This townhouse was completely renovated (new electric & plumbing) in 2022, and has been upgraded with top-of-the-line features, including a high-end Panasonic Aquarea heat pump that powers an energy-efficient underfloor heating and cooling system throughout. Air conditioning is also integrated into this system for year-round comfort. A state-of-the-art, non-chemical water treatment system is installed for the entire house. This smart home is fully equipped with ultrafast Wi-Fi 6 and smart technology that allows you to control almost every feature remotely via your smartphone. The system includes an alarm system with 8 security cameras and sensors in hallways, all windows and doors. Furthermore, lighting, air conditioning, garden irrigation, bathroom ventilation, garage door, washer and even the oven can be controlled with your smartphone. Also, the entire house is equipped with underfloor heating. Extra measurement info: Total enclosed area: 301.20 m2 Total covered terraces 19.34 m2 Total terraces 184.97 m2 This property is truly a masterpiece and absolutely worth viewing!

Setting

- ✓ Close To Golf
- ✓ Urbanisation

Orientation

- ✓ East
- ✓ South East

Condition

- ✓ Excellent

Pool

- ✓ Private

Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F Heating

Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Courtyard

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Double Glazing

Furniture

- ✓ Fully Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Private

Parking

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ Private

Category

- ✓ Investment
- ✓ Luxury
- ✓ Resale