EK
ARBAT ESTATES

Sales - House - Calahonda

1.890.000€

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Ref.-ID: R5478844 **Calahonda** **House**

Community: 2,400 EUR / year **IBI: 272 EUR / year** **Rubbish: 21 EUR / year** **5** **4** **460 m2** **944 m2**

DETATCHED VILLA CALAHONDA. □ 1,890,000 .4 BED 3 BATH WITH SEPERATE 1 BED APARTMENT WITH OWN ENTRANCE. (WITH TOURIST LICENCE). AMAZING WALLED & GATED VILLA IN A QUIET CUL DE SAC COMPRISING OF JUST 6 PROPERTIES (LOWER CALAHONDA). Enter the property through large electric gates. The drive way is very large with room for 4 cars, also boasting a large secure garage at 46 m2 with fitted storage . The outside area is well presented very private with mature plants and trees, driveway is paved all easy maintenence. Enter the property through a large covered porch and ornate wooden door. The hall area is inviting and bright. To the left is a large fully fitted kitchen with Island boasting top appliances. This area is accesible by 2 entrances. Both lead out to a large bright spacious dining and lounge area, tastefully decorated, with high ceilings, Media wall and working fire place. Large floor to ceiling sliding triple glazed doors all along the back of the lounge lead out to an incredible space. Wrapped around covered terrace with comfortable seating, looking out to a vast garden area with mature plants around the boundaries, grassed areas and a good sized swimming pool. To the right of the garden is a fully built bar covered with a large thatched roof pergola with areas for al fresco dining, also this space has a full BBQ area and is perfect for entertaining. This level of the house boasts a full bathroom and double bedroom also with access to the garden. Acces to the garage also that is a good size at 46 m2 and includes fitted storage with the garage door electric controlled. The lower level is accessed down a small flight of stairs. there you are presented with a large uttilty room with washer, dryer, sink and storage space. this level also boasts a 1 bedroom apartment with a modern fully fitted kitchen & bathroom. Self contained with its own seperate terrace area accessed through patio doors. this apartment is also accesible with its own entrance. Approach the second level of the house up an amazing staircase, with high beamed ceilings, chandelier, ornate mirrors and wall pictures give the landing a modern feel. A large stained glass window brings natural light to this area of the house. The master bedroom is just that. Large and bright with en - suite full bathroom with jacuzzi bath, seperate shower and his and her sinks with marble wall tiles. This bedroom also boasts a large walk in wardrobe, dressing area, and fully functional working fireplace. Large sliding doors lead out to a large terrace which runs the length of the house, with views of the garden, pool, bar area, greenery and trees as far as the eye can see, giving an amazing tranquil view.This floor also boasts 2 further double bedrooms with same access to the terrace and views. A seperate walk in mirrored wardrobe and dressing area aswell well as a full marble tiled bathroom servicing the 2 bedrooms. The property boasts: Electric blinds in every room. Integrated air conditioning system with individual controls for each room with heat and cold. Automation system in the villa is a control 4 intergrated system which controls remotely Lights, Intercom, Gates, Blinds and modern 4K Camaras. Recently installed Hvac system heats and cools the floors of each room in this amazing villa. IN SUMMARY. MODERN LUXURY VILLA WITH AMAZING TECH. TRANQUIL, PRIVATE AND SPACIOUS. CLOSE TO THE BEACH, OXYGEN SUPER GYMNASIUM. MEDICAL CENTRE. BARS, SHOPS & RESTUARANTS . CLISE PROXIMITY TO A7. MUST SEE PROPERTY.

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views
- ✔ Forest Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Bar
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Mosque
- ✔ Staff Accommodation
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Garage
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary