



Price: €640,000

Bedrooms: 5

Bathrooms: 4

M2 Living: 400<sup>2</sup>M2 Plot: 500<sup>2</sup>

M2 Terrace: -

Address: Playa Granada, Motríl, Granada

Detached Villa. 5 Bedrooms, 4.5 Bathrooms. Roof Terrace and Balconies. Swimming Pool. 1st Line Golf. Independent Guest Apartment. Golf, Sea and Mountain Views. 200 metres to the Beach.

Essential Properties are delighted to offer for sale a detached villa situated in a 1st line golf position alongside hole 16 of Los Moriscos Golf course.

This immaculate property comprises of a spacious, modern fitted kitchen enjoying built-in appliances, a breakfast bar plus a large bay window, a reading/relaxation room, a cloakroom with WC and a large lounge/dining with central fireplace and patio doors opening onto a covered rear terrace, perfect for “al fresco” dining.

The first floor features a family shower room with twin sink units, a master bedroom enjoying built-in wardrobes, a large balcony and an en-suite shower room with Juliet balcony, plus 2 additional double bedrooms.

The property also benefits from a guest apartment, with independent access, consisting of a spacious lounge/dining room with an open-plan fitted kitchen, a master bedroom with built-in wardrobes and an en-suite bathroom, a second double bedroom and a family shower room plus separate utility/laundry room. There is also a large storage room offering the potential to create an additional bedroom with en-suite.

The property also benefits from a roof terrace boasting fabulous golf, sea and mountain views.

The fully enclosed plot features numerous terraced areas, displays of mature plants, shrubs and flowers and an 8m x 5m private swimming pool.

Additional features include off-road parking, air conditioning and communal tennis and padel courts.

Perfectly located only 200 metres from the beach and within walking distance of shops, bars and restaurants.

Motril is only a 15 minute drive.

The busy seaside town of Motril is located on the Costa Tropical featuring a pretty marina offering water sports and boat excursions and the surrounding countryside is ideal for hikers, rock climbers and cyclists. The town has many cultural attractions plus beautiful wide open beaches.

Granada city centre can be reached in 50 minutes by car, approximately 1 hour to Granada and Malaga airports and 1hr 15 minutes to the ski slopes of Sierra Nevada.

