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for sale

Villa For Sale

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**Price:** €869,000

**Bedrooms:** 3

**Bathrooms:** 2

**M2 Living:** 294<sup>2</sup>

**M2 Plot:** 1700<sup>2</sup>

**M2 Terrace:** -

**Address:** Málaga,Málaga

Would you like to wake up listening to swallows and turtle doves, going out on the balcony of your room and discover that the whole city is right at your feet? Have you ever dreamed of moving your routine to an oasis of peace?

This spectacular independent villa will drive you to a discrete retreat of Málaga itself, that opens a wide angle towards the whole city, so you are able to enjoy an eye-travel from La Cala del Moral up to Alhaurín el Grande. The Cathedral, La Farola, the Port wheel and even taking offs and landings of airplanes will be available.

Located in the best plot of Málaga, the enclave of the housing is the urbanization El Atabal, at the entrance of Puerto de la Torre. Several access to common services also helps to improve the quality of living in the area. Furthermore, the urbanization itself provides the prestigious school Los Olivos and the school El Atabal. Additional resources are the presence of a supermarket and gas station on the main avenue, as well as pharmacies, veterinarians, bakeries, etc.

On the other hand, the communication to other areas of the city is fluid, since the traffic circuits will let you reach in just 5 minutes driving the university campus of Teatinos, Clínico and Carlos Haya Hospitals, or the neighborhood of Puerto de la Torre, where its 40,000 inhabitants guarantee the presence of all types of public and private services: post offices, sports facilities, shops, health centers, etc. Málaga airport or Hiperronda, are just ten minutes away driving from the property.

Integrated in almost 1000m<sup>2</sup> size of plot, the house is located in an extremely privileged place: the only common boundary with someone else's property is to the north of the plot; anyway, the whole house is pointed to the south (southeast, south and southwest), so that leads the the standards of intimacy to a brand new level. The property is connected on its east side with non-buildable rustic land as well, which will let you enjoy natural landscapes in the surroundings.

The house has about 300m<sup>2</sup> built on marble floor, spread over three different floors. There are two entrances (both on the floor 0) one of which leads to a foyer and the other to the kitchen. This one communicates with a living room facing the garden and swimming pool, from where you can watch the swimming pool, the sea and the city. In this floor you will also find a toilet and a large living room divided into two rooms: dining room and rest area with access to the main porch and views earlier mentioned.

On the first floor the distributor communicates with two bedrooms, a double bathroom, and the main bedroom. This one owns in-suite bathroom and outdoor balcony opened to the south and stunning views. The whole house has outer rooms the three bedrooms are pointed towards the majesty of the city and the

sea.

In the ground floor, a private garage with capacity for 4 vehicles also includes an auxiliary toilet and two storage rooms. However, it is also possible to park in the exterior up to 5 vehicles in the southeastern part of the plot.

There is a terrace at the north of the house perfect for houseworking. As for the rest of external areas, there is a path that gives access to the pool area, main porch and to the private garage.

All the house and its exteriors are protected by the fortified perimeter of the plot. Following the border line, you can reach by driving both the inside or outside park spaces.

If you are inspired by bright spaces, connection with nature, privacy and views of the sea and the whole city, as well as breathe fresh air and living surrounded of high qualities, welcome to your home...

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