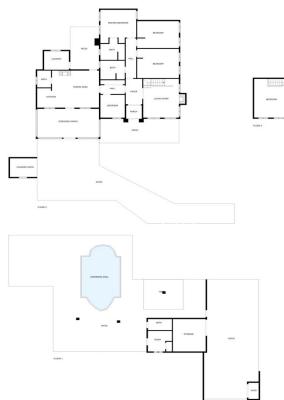




# Townhouse for sale in Alhaurín el Grande, Alhaurín el Grande

1,280,000 €

Reference: R4956121   Bedrooms: 5   Bathrooms: 4   Plot Size: 6,000m<sup>2</sup>   Build Size: 300m<sup>2</sup>



SIZES ARE APPROXIMATE, ACTUAL MAY VARY





## Valle del Guadalhorce, Alhaurín el Grande

This exceptional villa is situated on a sprawling 6,188-square-meter plot adorned with 80 productive olive trees. With 300 square meters of thoughtfully designed living space, the property combines comfort, functionality, and stunning natural surroundings.

The kitchen is both inviting and practical, featuring a wood-burning fireplace and a bathroom with a shower. A spacious terrace extends from the kitchen, perfect for outdoor dining, while enclosures with awnings ensure year-round comfort in varying weather conditions.

The living room is generously sized and offers another cozy wood-burning fireplace, with direct access to a second terrace that provides a seamless connection to the outdoors. On the second floor, a bright and airy room with multiple windows showcases breathtaking panoramic views of the property and surrounding mountains, as well as excellent cross ventilation.

The property includes a hallway leading to a large, luxurious bathroom equipped with a double sink, bathtub, and separate shower. Four expansive bedrooms, each with built-in wardrobes, offer plenty of space. The primary suite stands out with its exceptional natural light and well-designed ventilation, creating a tranquil retreat within the home.

Climate control throughout the villa is state-of-the-art. It includes radiant heating, floor heating, radiators, centralized air conditioning, and individual splits for personalized temperature regulation in each room. The property also features single-phase and three-phase electricity, as well as 18 photovoltaic solar panels providing up to 8 kWh of self-sufficient electricity.

The villa also benefits from its own water well with an abundant supply, a reinforced concrete cistern with a capacity of 50m<sup>3</sup> and a covered structure, as well as access to municipal water.

The exterior is equally impressive. At the entrance, there are two covered barbecue areas—one traditional and one gas-powered—each complete with its own sink. Parking is plentiful, with covered space for two large vehicles and additional open parking for guests.

The pool area is designed for relaxation and entertainment, featuring a heated pool with a generous size of 43 square meters. Adjacent to the pool is a semi-covered dining area with lighting, an outdoor lounge, an independent kitchen, and a convenient bathroom.

The recreational area is extensive, featuring 150 square meters of concrete flooring, with 50 square meters of this space being semi-covered. This area is equipped for various activities such as trampolining, foosball, and billiards, with side awnings offering protection from the weather.

The plot's olive grove is a standout feature, consistently producing and thriving with the help of an automatic irrigation system that also maintains the rest of the lush green areas.

This villa is the perfect combination of luxury, practicality, and natural beauty. It offers a serene lifestyle with modern amenities in a picturesque setting. Contact us today to schedule your visit and experience this exceptional property



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firsthand.



## Features:

Features	Climate Control	Views
Covered Terrace	Air Conditioning	Mountain
Private Terrace	Fireplace	Panoramic
Storage Room	Central Heating	Country
Ensuite Bathroom		Garden
Double Glazing		Pool
Fitted Wardrobes		
Solarium		
Games Room		
Utility Room		
Barbeque		
Fiber Optic		
Setting	Pool	Furniture
Close To Golf	Private	Fully Furnished
Close To Town		
Close To Schools		
Security	Utilities	
Alarm System	Telephone	