

## Villa

Monda



Rooms: 2

Bathrooms: 0

M<sup>2</sup>: 108

Price: 425,000 €

Status: Sale

Property Type: Villa

Reference: R4783531

Publish date: 11.07.24

**Overview:** This charming single-story detached villa offers a serene and private retreat with a modern touch. The property boasts a private pool surrounded by a spacious terrace and a lovely garden area, perfect for relaxation and outdoor entertainment. Inside, there are two double bedrooms and two bathrooms, one of which features a heated towel rail for added comfort. The villa is equipped with gas central heating and air conditioning to ensure year-round comfort. The open-plan living area seamlessly integrates the living room, dining room, and kitchen, highlighted by a cozy fireplace. From the living room and kitchen, you can access a covered terrace, ideal for enjoying meals or relaxing outdoors. The villa's south-facing orientation allows for plenty of natural light and offers delightful views. The property is securely enclosed by a perimeter wall, providing a sense of privacy and security. There is a shaded carport that accommodates one car. There is also plenty of additional street parking available. Nestled between the charming villages of Monda and Guaro, this villa is situated on an urbanization, offering both community and seclusion. Recently renovated in a contemporary style, this bright and airy home is ready to provide a comfortable and stylish living experience. The urbanization is connected to mains gas, town water and also benefits from fiber high speed internet. ABOUT MONDA Monda is a vibrant small town in the mountains just inland from the Costa del Sol. Situated past Ojén, it lies in a valley at 365m above sea level and has

a population of less than 2,000. It is well-linked by road with Marbella, just 15km away, as well as Coin and Cartama (for Malaga). Thanks to development on the nearby coast over the last few decades, the town has enjoyed new prosperity. It also hosts the famous Marbella Design Academy. The village's dominant feature, which stands out for miles around, is the large stone building which stands atop the tree-covered hill above the village. Although this resembles a fortification, it is in fact a superbly-located and traditionally-styled modern hotel, Castillo de Monda, built on the site of the Moorish Castillo de Al-Mundat. The town was originally occupied by an Ibero-Roman fortified enclosure established in the 3rd to 1st Centuries BC by the Romans. This was to protect the indigenous Iberian population and to defend the road leading to the more important town of Coin. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

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Features:

Pool, Air conditioning, None, None, Parking, None