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Вилла

Ojén



Комнат: 4	Ванных: 2	M²: 205	Цена: 850 000 €
Статус: Продажа	Тип недвижимости: Вилла	Референция: R5234863	Дата публикации: 13.12.25

Описание:!!Price reducing!!This stunning semi-detached home in La Mairena, one of the most peaceful and exclusive residential areas on the Costa del Sol, truly has it all: contemporary design, privacy, energy-efficient technology, and perfectly designed spaces for family life or entertaining. The property was completely renovated in 2024, including the full replacement of both the electrical and plumbing systems, ensuring long-term comfort, safety, and efficiency. It also features underfloor heating throughout, a high-performance aerothermal system, pre-installation for solar panels, and a water softener with integrated tank, offering a sustainable and modern living experience.Spread over three levels, the home offers an ideal layout for daily life. On the main floor (98m2 built), access is through a charming private patio that leads into a hallway. To the right you`ll find, the fully equipped open-plan kitchen with a central island, a custom-designed dining area, and a spacious, bright living room with direct access to a sunny terrace — ideal for outdoor breakfasts or evening meals. To the left, there is a modern staircase with stylish, futuristic lighting that leads to the lower floors, as well as a guest toilet. The lower level (111m2 built) is dedicated to rest and relaxation, featuring four bedrooms, including a master suite with walk-in wardrobe and private bathroom. A second full bathroom serves the remaining bedrooms. Three of the bedrooms

open directly onto the main terrace, where you\'ll find a spectacular heated infinity saltwater pool, complete with automatic safety covers for peace of mind. This outdoor area also includes a fully equipped summer kitchen and a covered chill-out zone, perfect for unwinding while enjoying the breathtaking views.The basement level (169 m2 built) offers a private garage for two vehicles, a versatile multipurpose room ideal as a playroom, cinema or lounge for the kids, and a technical storage area housing the aerothermal system, water softener, and main water tank.According to the Land Registry (Catastro), the total built area of the property is 379 m2.The ground floor and upper floor together make up 209 m2, while the basement has 169 m2, of which 40 m2 are conditioned as habitable space.Therefore, the total habitable area of the house is approximately 250 m2.Located just 10 minutes by car from Elviria center and the beach, 20 minutes from Marbella center. The property enjoys panoramic views of the Mediterranean Sea and the mountains within a UNESCO-designated natural reserve.The location is ideal for families, with easy access to the area's top international schools, such as the German School (Deutsche Schule) and the ECO Bilingual School, combining tranquility, nature and proximity to premium services.If you\'re looking for a modern house with a private pool, sea views, fully renovated and located in an exclusive residential community, don't miss this opportunity. There is nothing else like it currently for sale in La Mairena.???? Contact us today to schedule a private viewing.Live in peace. Live in style. Live in La Mairena.The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expensesAC1

Особенности:

Бассейн