

**Продажа - Дом - La Cala Golf**  
**995.000€**



**Ref.-ID: MIBGR5283946**

**La Cala Golf**

**Дом**

**Коммунальные: 3,108 EUR / год**

**ИБИ: 1,762 EUR / год**

**Мусор: 149 EUR / год**



**4**



**4.5**



**357 m2**



**501 m2**

Located in an exclusive residential community of only fifteen detached villas, this newly built property offers space, privacy and high-quality contemporary living. The villa is situated within the La Cala Golf Resort, surrounded by natural landscape and golf courses. Completed in 2023, the villa is set on a 501 m<sup>2</sup> plot and offers approximately 357 m<sup>2</sup> of built living space, distributed over three levels. The property features a practical layout with generous proportions and high-quality finishes throughout. The entrance level offers a bright open-plan living and dining area with floor-to-ceiling windows providing direct access to the terrace. The modern kitchen is fully fitted and equipped with Bosch appliances and an island. This level also includes a guest toilet and a double bedroom with en-suite bathroom. The upper floor comprises the master bedroom with built-in wardrobes and en-suite bathroom, as well as a second bedroom, also with fitted wardrobes and its own en-suite bathroom. From this level there is access to a spacious roof terrace with open panoramic views. The basement level provides a large additional living area currently used as a lounge and entertainment space. This floor also includes a separate laundry room, storage area, a bedroom and a bathroom with shower. A glass-enclosed office space has been created, offering a practical work-from-home solution. This level offers further potential for additional uses such as a gym or wellness area. From the lower level there is direct access to the outdoor area, where you will find a heated infinity swimming pool with electric cover, surrounding terraces and a grassed area. The property is sold fully furnished, with the furniture included in the asking price. Málaga Airport is approximately 30 minutes away, while the beaches of La Cala de Mijas can be reached in under 10 minutes. Key Features • Newly built villa completed in 2023 • Detached villa within an exclusive community of 15 homes • Approx. 357 m<sup>2</sup> built area • Plot size 501 m<sup>2</sup> • 4 bedrooms and 4.5 bathrooms • Distributed over three levels • Spacious roof terrace with panoramic views • Open-plan living and dining area • Fully fitted kitchen with Bosch appliances • Basement level with lounge, office space, laundry and storage • Heated infinity swimming pool with electric cover • Sold fully furnished, furniture included in the asking price

#### Расположение

- ✓ Рядом с гольф-полем

#### ОРИЕНТАЦИЯ

- ✓ Север
- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

#### Состояние

- ✓ Отличное

#### бассейн

- ✓ Приватный
- ✓ С подогревом

#### Климат-контроль

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Камин
- ✓ Полы с подогревом в ванной

#### ВИД

- ✓ Горы
- ✓ Гольф
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

#### Мебель

- ✓ Полностью меблированный

#### Кухня

- ✓ Полностью оборудованная

#### меры безопасности

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Сейф

#### Парковка

- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная

#### Коммунальные услуги

- ✓ Электричество

#### Категория

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Элитная
- ✓ Перепродажа