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RIVIERA DEL SOL

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
9	10	476	305	977

VILLA W RIVIERA DEL SOL

9 BEDROOM SOUTH-WEST FACING LUXURIOUS VILLAS WITH 2 HEATED SWIMMING POOLS, CINEMA ROOM, GYM AND WINE BODEGA CLOSE TO THE BEACH. This unique contemporary 9-bedroom property consists of TWO SEPARATE UNITS which are adjacent to each other on two adjoining plots. The properties could easily be joined together by installation of a lift or staircase if desired. Situated in a luxury, secure gated community, just 1.2 km (a 15 minute walk) from the beach, shops and restaurants in Riviera del Sol and Calahonda. This new development of 12 low-rise villas has been constructed in a contemporary style using very high-end materials. With a combined build size of 476 m2 these two properties consist of two lounges, two fully-equipped open-plan modern kitchens, two guest bathrooms and two large laundry rooms. All nine bedrooms (three in one property and six in the other) have ample fitted wardrobe space and ensuite bathrooms with underfloor heating. Nine of the bathrooms have walk-in showers, sink, and toilet and 1 bathroom has bathtub and shower. Most of the bedrooms have a semi-private outdoor space and are also equipped with a flat-screen TV. The owner has recently installed a gym with state-of-the-art equipment, a comfortable home cinema and a wine bodega with temperature control system. There is a Sonos home sound system providing excellent quality sound both inside and outside of the properties. High ceilings and large heat-resistant windows make the properties feel very spacious and bright allowing for the seamless integration of indoor and outdoor living spaces. Along with the two 8 x 4 metre heated saltwater swimming pools (with counter-current and electric cover) are a generous 89 m2 of terrace/porch areas and 2 huge roof solariums of 76 m2 and 141 m2 with glass balustrade and impressive 360 degree views over the sea and coastline. The total plot size is 977 m2. The current owners' interior design skills have transformed this property into a stunning and inviting space, perfect for daily living, as a holiday home or high rental-income property (currently rents for 12,000 Euros per week in high season). All interior and exterior designer furnishings are included in the asking price. There is gated covered parking for four vehicles and an additional two open parking spaces directly in front of the properties. Both properties are equipped throughout with air zone air-conditioning to ensure comfortable air quality and temperatures all year around, 1000 litre water reserve, water treatment system, UV resistant security glass, alarm system, safe, ample fitted wardrobe space, heated floors in ensuite bathrooms, high quality porcelain stoneware floor tiles (interior and exterior), 2 gas barbecues and video entry phone. Riviera del Sol sits on the Costa del Sol in Southern Spain midway between Marbella and Fuengirola. It is situated only a few minutes from the AP7 motorway access and the A7 national coastal road (formerly the N-340), allowing easy access to Malaga airport in 25 minutes and Marbella in 15 minutes. Riviera del Sol is a mixed residential and holiday area offering all the facilities and services needed to enjoy life comfortably. MUST BE SEEN TO APPRECIATE THE EXCELLENT QUALITIES AND POTENTIAL! VILLA 6 - 190M2 BUILD, 40M2 TERRACES, 76M2 SOLARIUM, 446M2 PLOT HALLWAY 3 BEDROOMS + 3 ENSUITE BATHROOMS GUEST BATHROOM UTILITY ROOM LOUNGE + OPEN PLAN KITCHEN (BUILT APART FROM BEDROOMS) 8 X 4 SWIMMING POOL SHARED COVERED PARKING FOR 4 CARS 1 OPEN PARKING SPACE VILLA 7 - 286M2 BUILD, 49M2 TERRACES, 141M2 SOLARIUM, 531M2 PLOT 6 BEDROOMS + 6 ENSUITE BATHROOMS (2 BEDROOMS ON LOWER FLOOR HAVE SEPARATE LOCK UP ENTRANCES) GUEST TOILET LOUNGE + OPEN PLAN KITCHEN UTILITY ROOM GYM WINE BODEGA CINEMA ROOM 8 X 4 SWIMMING POOL SHARED COVERED PARKING FOR 4 CARS 1 OPEN PARKING SPACE

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