



## PENTHOUSE DUPLEX 3 LOŽNICE

📍 Alhaurin Golf

**REF# R4412911 – 399.000€**

Community

2424 €/YEAR



3

Ložnice



2

Koupelny



110 m<sup>2</sup>

Built



42 m<sup>2</sup>

Terrace

Duplex penthouse located on ground floor level. The property was completely renovated in 2022: The new residents will experience this property as completely detached, both left and right you have no neighbours .

The entrance to the house (10m wide) is centrally located and closed by a gate. You step through this onto the 30 m<sup>2</sup> cosy outdoor terrace.

There is a storage room with a new energy-efficient boiler + various utility connections and space for e.g. an extra fridge or ... .

Downstairs we find a living room and new kitchen with quality appliances and natural stone top from Brazil. Attached to this living room is a spacious terrace with lounge set. There is also an additional roof for shade during the summer months. You enjoy an open beautiful panoramic view, over the golf and forest .

Furthermore, 2 spacious double bedrooms and a completely new bathroom.

On the top floor is the 3rd bedroom with its own bathroom and cosy terrace with a small outdoor kitchen.

In early 2023, all windows were renewed and the entire air conditioning/heating system was also replaced and equipped with the modern AIRZONE system. This means you can decide for each room how hot or cold it should be. Even in the large downstairs bathroom. A new ROBOSOFT descaling system has also been put down, allowing you to drink water from the tap and keeping appliances free of limescale .

This house is turn-key and definitely worth seeing. Very private and fantastic views. A communal pool completes the picture.

At 3 minutes from the BP, 5 min to the village of Alhaurin en Grande , 10 min to Mijas pueblo, you are super central.

The forest offers beautiful trails for hiking, mountain biking, and horse riding . The golf clubhouse has a lovely terrace with a tasty menu to enjoy Spanish life.





