



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Casares Playa

**REF# R4821709 – 1.500.000€**

IBI

2000 €/YEAR

Garbage

400 €/YEAR



4

Ložnice



4

Koupelny



388 m<sup>2</sup>

Built



983 m<sup>2</sup>

Plot

Corner Villa in Casares Costa. Located in the exclusive "Majestic" urbanization, this spectacular property offers an unparalleled combination of luxury, privacy, and comfort. This home is a true oasis just 500 meters from the magnificent beaches of Casares and the prestigious FINCA CORTESIN golf resort, as well

as Casares Golf. Finca Cortesin has been repeatedly recognized as the best golf resort in Spain, renowned for hosting major competitions such as the Volvo Masters and the prestigious Solheim Cup, enhancing the area's value and exclusivity.

**Layout and Spaces:** The villa features 4 spacious bedrooms, 2 of which are en-suite, including the master suite occupying the entire first floor, offering exceptional comfort and privacy. There are 4 bathrooms in total. The property is very bright thanks to its south and southeast orientation, ensuring abundant natural light and maximizing the views of the sea, mountains, gardens, pool, and the attractive urbanization.

The home is built in a charming Mediterranean style, using high-quality materials that ensure durability and elegant design. It boasts a large kitchen with an island, equipped with top-of-the-line appliances, and has convenient direct access to the spacious porch, perfect for enjoying outdoor meals. The property also features a cozy fireplace, ideal for cooler evenings.

**Garage and Expansion Potential:** The villa's garage has space for two cars and is equipped with an electric car charging point, making it an ideal option for owners seeking energy efficiency and sustainability. Additionally, the garage offers the possibility of being remodeled and converted into two additional bedrooms, significantly increasing the property's value and living space. There is also an area of the plot where a covered parking for two more cars could be built, providing even more parking options.

**Exterior:** The exterior of the property is equally impressive, with 200 m<sup>2</sup> of terraces that invite you to enjoy the Mediterranean climate all year round. The garden, very private and low-maintenance, is adorned with mature native vegetation and artificial grass, creating a green and relaxing environment. It features an outdoor oven and a saltwater pool.

Nearby amenities include a café just 5 minutes away, as well as several beach bars on Casares Playa, perfect for enjoying the local cuisine. Additionally, the area is equipped with an underground passage and a pedestrian bridge for safe access to the beach.

Built in 2005 and recently fully renovated, it is in perfect condition and ready to move in. The villa has been constructed with high-quality materials and luxury finishes, ensuring durability and a timeless elegant style.

This is a unique opportunity for those seeking a luxurious lifestyle in a prime location on the Costa del Sol. With its combination of stunning views, proximity to amenities, and a design that maximizes comfort and privacy, this property is truly exceptional, and we highly recommend a visit.





