



## SAMOSTATN? STOJÍCÍ VILA 6 LOŽNICE

📍 El Paraiso

**REF# R4871926 – 9.500.000€**

IBI

2500 €/YEAR



6  
Ložnice



6  
Koupelny



838 m<sup>2</sup>  
Built



2700 m<sup>2</sup>  
Plot



498 m<sup>2</sup>  
Terrace

Exclusive Luxury Villa with Panoramic Sea and Golf Views

Presenting a unique opportunity to acquire an exceptional villa that combines the elegance of classic and

contemporary styles in a prime, private location in the exclusive El Paraíso Alto area. This dream property, currently under construction with completion scheduled for April 2025, offers a privileged position in the Costa del Sol's "Golden Triangle," near renowned golf courses, beaches, and a wide variety of amenities.

Set on a 2,700m<sup>2</sup> plot, with 860m<sup>2</sup> of interior space and 498m<sup>2</sup> of terraces, this villa features a spacious 91m<sup>2</sup> covered porch. Designed with the highest quality materials and equipped with cutting-edge technology, each detail of this villa has been meticulously planned with exquisite taste by its owner, who originally intended it as a private residence. This villa exudes sophistication and elegance in both its exterior and interior spaces.

#### Integrated Indoor and Outdoor Spaces

The villa is designed to maximize Mediterranean living with a seamless fusion of indoor and outdoor areas. Its spacious living room connects to the porch, the dining area, and a modern kitchen with direct access to an outdoor kitchen and barbecue area. Large, elegantly designed south-facing windows allow natural light to fill every corner of the property, while views from the porch and garden span across the golf course, the sea, Gibraltar, and the African coastline.

#### Landscaped Gardens and Saltwater Pool

The property's garden has been crafted by a renowned landscape designer, achieving a perfect Mediterranean harmony that complements the villa's architecture. At the heart of this unique setting lies a saltwater pool with a gradual entry, ideal for leisure and relaxation. The property also offers two spacious parking areas.

In the lower area of the plot, occupying a private 400m<sup>2</sup> section with independent street access, there is an attractive, picturesque 160m<sup>2</sup> wooden guest house. This inviting space includes two bedrooms, two bathrooms, a kitchen, and a living room that opens onto a porch with an outdoor jacuzzi.

#### Three Levels Plus Rooftop Solarium

The villa is distributed across three levels with a rooftop solarium, all connected by a modern elevator and an elegantly designed staircase. The property offers six bedrooms, including a grand master suite with expansive walk-in closets and luxurious bathrooms, as well as a magnificent gym equipped with infrared sauna and a cinema room. Some of the bedrooms can be adapted for office use and vice versa, with each bedroom featuring en-suite bathrooms.

#### Basement, Recreation, and Wellness Spaces

Thanks to an English courtyard that provides abundant natural light, the basement includes a studio with a kitchen, living and game area, bedroom and bathroom with exquisite design. A tree graces the English courtyard, adding a touch of natural charm to the residence.

#### State-of-the-Art Equipment and Energy Efficiency

The villa incorporates an advanced home automation system for complete control of all installations, as well as pre-installation for solar panels and jacuzzi. An aerothermal system provides underfloor heating and cooling throughout the home, ensuring a comfortable and energy-efficient environment.

#### Exclusive Lifestyle in El Paraíso Alto

This is a rare opportunity to acquire a residence where luxury, comfort, and technology converge in perfect harmony. Contact us to arrange a private viewing and experience firsthand the extraordinary lifestyle this

villa offers. More than just a home, this property is a statement of elegance and a celebration of the art of fine living.

The current construction phase allows the buyer to personalize certain details to their preference.

















