



**5.000.000€**

**VILLA FOR SALE IN ATLANTERRA**

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000769	13	13	540.00	4500.00

Within an unbeatable location, in the upper area of the Atlánterra mountain, we find Villa Guatavita with stunning panoramic views of Cala de los Alemanes and the African continent. Within a 4500m2 plot, and separate buildings with a total built area of 540 m2 approximately. Access to the main house is through a typical central Mediterranean patio, with a fountain and a lot of vegetation. From here on the left, with covered porch, we access one area of the house, as an independent apartment, or staff area, with a small living room, kitchen, large double bedroom and a bathroom with bathtub. The kitchen gives access to another -smaller- patio, and laundry area. Just opposite to this wing, another covered porch gives access to the main house, with approximately 350 m2 built. Beautiful, meticulous to detail, with lobby, toilet, large fully equipped kitchen, dining area, a large living room with window with the best views of the Camarinal Lighthouse and Playa de los Alemanes, hall distributor where we find 5 bedrooms, with bathrooms and dressing rooms, and also with spectacular views. In the basement with about 72 m2 there is a garage area and the boiler room. The outside areas of the villa are large gardens with charm, lots of vegetation and exquisite taste in every corner. An overflowing pool blends the horizon and the blue of the Atlantic Ocean. In this area the house has another building with two floors; upstairs we find an exquisite living room - bedroom with fireplace, and a full bathroom, plus a charming kitchen, and large terrace. On the ground floor, a covered porch with outdoor furniture, gives way to an annex with a kitchen, bedroom and bathroom. In the lower part of the plot we can find another annex as an independent apartment, with two floors. Kitchen, three bedrooms, 2 bathrooms on the main floor, and on the ground floor a nice living room and dining area, with access to a large porch. If we continue in this area of the plot, we find an area of orchards. Finally in the upper part of the plot there are two more annexes, with two large bedrooms, a large bathroom, covered porch, kitchen-living area and a toilet. Right above, we located a terrace with unparalleled views. SUCH A LUXURY OF DETAILS AND PRIVILEGED LOCATION, EXCLUSIVE AND WITH A SPECIAL CHARM.

In accordance with Decree 218/2005, of October 11th, the client is informed that the notarial, registration, P.T.T. (Property Transfer Tax) and other possible expenses inherent to the sale are not included in the price.

TERRACE	A.C	GARAGE	STORAGE ROOM
Yes	Yes	Yes	No
POOL	GARDEN	FIREPLACE	HEATING
Yes	Yes	Yes	Yes