



**5.500.000€**

**BEACHFRONT VILLA FOR SALE IN CALA DE LOS ALEMANES, ATLANTERRA**

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000789	5	3	541	3157

Villa La Caleta is a property with a privileged location situated in the well known Cala de los Alemanes, on the beachfront, and stunning views of the Atlantic Ocean; With a plot size of 3.157 m2 and a constructed living area of 541 m2. This magnificent property combines elegance and style in an idyllic setting. With five bedrooms, three bathrooms and a guest toilet, it offers ample and comfortable living space. Upon entering the property we enter a private area shared only with another villa, which guarantees a pleasant privacy. Through the imposing and solid wooden entrance door, we find one of the jewels of this villa: a luminous central courtyard with a fountain and an open roof that connects the different areas of the house. To the right, we find two different accesses to the living area. From the patio, a door leads to two Moorish-style bedrooms and a full bathroom with shower. One of the bedrooms has a single bed and the other a double bed. Continuing on the right wing, we find a beautiful spiral staircase with a spectacular central skylight that leads us to the other three bedrooms on the upper floor. A master bedroom with en-suite bathroom (with bath and shower) and dressing room, and two further bedrooms (one with a bunk bed and one with a single bed) sharing a family bathroom with bath. In the left wing of the property, the spacious communal areas offer a cosy and sophisticated atmosphere. The living room, dining room and kitchen are elegantly intertwined, creating a seamless flow between the different spaces and enjoying an abundance of natural light through the large windows in each room. From the living room and dining room, you can access the spectacular outdoor space of the property. The comfortable porch with outdoor furniture, the infinity pool and the barbecue make up the perfect space to enjoy the outdoors and family meals. In addition, there are magnificent views of the sea. Parking for 2-3 vehicles and central air conditioning. A luxury for the senses, excellent location and privileged natural surroundings on the Costa de la Luz.

In accordance with the provisions of Decree 218/2005, of 11 October, the client is informed that notary fees, registration fees, I.T.P. and other possible expenses inherent to the sale are not included in the price.

<b>TERRACE</b>	<b>A.C</b>	<b>GARAGE</b>	<b>STORAGE ROOM</b>
Yes	Yes	Yes	Yes
<b>POOL</b>	<b>GARDEN</b>	<b>FIREPLACE</b>	<b>HEATING</b>
Yes	Yes	Yes	Yes