



2.950.000€

EXCLUSIVE VILLA WITH PANORAMIC VIEWS IN PLAYA DE LOS ALEMANES - ATLANTERRA

| REFERENCE | Bedrooms | Toilets | M²     | M² PLOT |
|-----------|----------|---------|--------|---------|
| 000795    | 4        | 3       | 448.00 | 2260.00 |

We present this magnificent villa located in the exclusive area of Playa de los Alemanes, in Atlanterra, a privileged enclave on the Cadiz coast that stands out for its natural beauty and tranquility. The property enjoys impressive views of Faro Camarinal, Playa del Búnker, and on clear days, even Africa, making each sunset a unique experience.

The villa sits on a generous plot of 2,260 square meters and has an approximate built area of 448 square meters. The main house and the guest wing are perfectly integrated into the surroundings and connected to each other by a large covered patio with a glass roof and awnings, allowing you to enjoy the outdoor areas all year round. In this space, there is a barbecue area equipped with a sink and minibar, as well as direct access to the garage, dining room, pantry, workshop, and guest area.

On the upper floor of the main building, there is the master bedroom, which has an en-suite bathroom, separate toilet, and a large partially covered terrace with spectacular sea views. Through an intermediate floor with a cozy open room, you access the ground floor, where you are welcomed by a spacious living room with a fireplace that communicates with another room currently used as an office, also with a fireplace. On this same floor, there is the entrance hall with a guest toilet, an elegant dining room, and a fully equipped kitchen with a large pantry.

The guest wing, completely independent, offers comfort and privacy. On the ground floor, there are two bedrooms, each with its own bathroom and toilet, as well as a living room with a fireplace and a small kitchen. On the upper floor, with individual access, there is a spacious bedroom with two large windows and an en-suite bathroom.

The outdoor area includes a swimming pool with an outdoor hot and cold shower, perfect for summer days. The garage, with an area of 55 square meters, can accommodate large vehicles and even boats up to 3.70 meters high. There is also a separate room used as a workshop, approximately 12 square meters in size.

The villa, built in 1993, is equipped with electric underfloor heating in the living room of the main house, air conditioning, a 5,000-liter water tank, an automatic irrigation system, and a water softener, ensuring comfort and functionality throughout the year, being sold unfurnished.

This unique property combines elegance, comfort, and an incomparable natural environment, ideal for both a permanent residence and for those looking for an exclusive second home by the sea.

Do not miss the opportunity to live in a privileged place. Schedule your visit and let yourself be captivated by this exceptional villa.

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

|         |        |           |              |
|---------|--------|-----------|--------------|
| TERRACE | A.C    | GARAGE    | STORAGE ROOM |
| Yes     | Yes    | Yes       | Yes          |
| POOL    | GARDEN | FIREPLACE | HEATING      |
| Yes     | Yes    | Yes       | Yes          |