



Sales - House - Torremolinos  
**1.800.000€**

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**Ref.-ID: MIBGR4902475**

**Torremolinos**

**House**

**IBI: 1,770 EUR / year**

**Rubbish: 500 EUR / year**



**3**



**3.5**



**209 m2**



**532 m2**

Just a few minutes from the beach, the town center, and all sorts of amenities—including a train stop that takes you to the airport in less than 20 minutes—this villa is located in the highly desirable area of Montemar. Completed in 2019, this property has stood out ever since due to its cutting-edge design, which remains unique in the area to this day. Without delving too much into technical details, we would like to highlight that sustainability has been a key consideration in the design of this home: it features photovoltaic solar panels, a reinforced concrete and glass façade that provides top-level insulation, a low-water-consumption garden, and a south-facing position that ensures optimal thermal comfort. As we approach the property through the impressive entrance door, we are greeted by the expansive open-plan living area, with floor-to-ceiling and wall-to-wall windows offering unparalleled panoramic sea views. The extra-high ceilings further enhance the sense of space and brightness. On this level, we find the main bedroom with a dressing area and en-suite bathroom. Next to the kitchen is a guest toilet and a laundry-pantry room with direct access to the parking area. As an added feature, underfloor heating is installed on this level of the house. The staircase, featuring a skylight and glass railing, leads down to the pool level. Here, we have a second living area with a kitchen, as well as two guest bedrooms, both with en-suite bathrooms. Outside, you will find the beautiful, wide swimming pool with sea views, accompanied by a large covered terrace and a garden—perfect for enjoying every season of the year. We highly encourage you to visit this unique villa, which is not only an ideal home for couples and families but also an excellent investment, as it comes with a tourist license.

#### Setting

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

#### Orientation

- ✓ South East
- ✓ South

#### Condition

- ✓ Excellent

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

#### Views

- ✓ Sea
- ✓ Panoramic
- ✓ Urban

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

#### Furniture

- ✓ Optional

#### Kitchen

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

#### Garden

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

#### Security

- ✓ Alarm System

#### Parking

- ✓ Private

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

#### Category

- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary