



## Detached Villa for sale in Pueblo Nuevo de Guadiaro, San Roque

699,000 €

Reference: R5052598   Bedrooms: 3   Bathrooms: 3   Plot Size: 981m<sup>2</sup>   Build Size: 270m<sup>2</sup>   Terrace: 775m<sup>2</sup>





## Costa de la Luz, Pueblo Nuevo de Guadiaro

Spectacular, villa located in one of the most privileged areas of Pueblo Nuevo de Guadiaro. Surrounded by all amenities such as shops, schools, restaurants, and leisure areas, this home offers the perfect combination of comfort, tranquility, and proximity to everything you need. The property sits on a generous 981 m<sup>2</sup> plot, with gardens, fruit trees, a large porch, and a brand-new pool with new mother-of-pearl tiles, ideal for enjoying the outdoors with family or friends. It also has a versatile outdoor area for leisure or relaxation, with great potential. The villa has a private garage with capacity for two vehicles and additional storage space. Inside, the home is distributed as follows: On the ground floor, there is a spacious and bright living room with direct access to the porch, a fully renovated and bright kitchen, an outdoor laundry room, two comfortable bedrooms, a guest toilet, and a full bathroom. On the upper floor, we find the master bedroom with a private bathroom, a dressing room, and a stunning terrace with panoramic views of Pueblo Nuevo and the sea beyond. In addition, the home features a new water softener, which increases its value and comfort. A unique opportunity for those looking for a ready-to-move-in home with excellent qualities and a strategic location on the Costa del Sol. Offer subject to errors, price changes, or any other modification without prior notice. The price does not include taxes or transfer fees. Agency fees are included.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Utility Room  
Basement

### Setting

Close To Golf  
Close To Shops  
Close To Schools  
Village

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Investment  
Luxury

### Climate Control

Fireplace

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered

### Energy Rating

D

### Views

Sea  
Panoramic  
Country  
Garden  
Street

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### CO2 Emission Rating

C