



House in Arriate

Bedrooms **5**

Bathrooms **4**

Built **508m²**

Plot **546m²**

R5417725

House

Arriate

375.000€

Spectacular Detached Villa in an Exclusive Residential Development near Ronda Discover this magnificent luxury home situated in a peaceful residential development less than 10 minutes from Ronda. With over 500 m² of floor space spread over two storeys, plus a basement and attic, this detached villa offers the perfect combination of comfort, design and functionality. The property is connected by a lift, providing easy access to all levels of this exceptional home. Spacious and Light-Filled Rooms The 136 m² ground floor features a spacious living room with direct access to the rear garden, where you'll find an 8 x 4 metre outdoor swimming pool and a barbecue area. The modern kitchen, complete with a pantry and utility room, a dining room, a guest toilet and a bedroom with an en-suite bathroom, complete this floor. Large windows flood every room with natural light, creating cosy and bright atmospheres. Bedrooms and Premium Comfort The first floor, measuring 136 m², features a luxurious master bedroom with a walk-in wardrobe and a large en-suite bathroom complete with a shower, jacuzzi and massage room. It also has three additional spacious bedrooms and one shared bathroom. The five bedrooms in total offer flexibility to suit the needs of any family. zado. Versatile Basement and Garage The 235 m² basement with high ceilings is a functional gem: space for more than 6 cars, a storage room and a workshop. This versatile space offers a wide range of uses to suit your needs. The 60 m² unfinished attic offers further potential for conversion. Technical Features of Excellence Built in 2008 and in

perfect condition, this property features high-quality materials such as stone and wood. It has an arothermal system for efficient climate control, a home automation system and an energy efficiency rating of Class A (consumption 12.00 kWh/m² per year). CO₂ emissions are also Class A (4.50 kg CO₂/m² per year), guaranteeing maximum efficiency and sustainability.

Privileged Setting The 546 m² plot includes two large terraces overlooking the Andalusian countryside, a dry garden and access to a beautiful natural setting with hiking trails, a birdwatching spot and a lovely stream leading down to the white village of Arriate.

Strategically located with a south-west facing aspect. Details That Make the Difference Fitted wardrobes in the bedrooms, 4 fully equipped bathrooms, a large garage with space for 6 vehicles, a storage room and 2 terraces with views. The property is sold unfurnished, except for the kitchen and bathrooms, allowing you to fully personalise your new home. The attic is not registered in the Land Registry. **Highly recommended for its exceptional condition and affordable price. A unique opportunity to live in luxury whilst being energy-efficient.**

Fitted Wardrobes

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