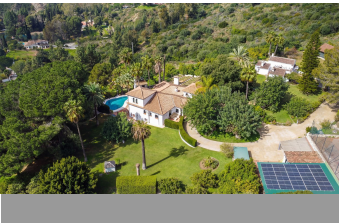


ALL IN

real estates



House in Alhaurín el Grande

Bedrooms **5** Bathrooms **5** Built **610m2** Plot **12300m2**
R5424907 **House** **Alhaurín el Grande** **2.150.000€**

MODERN VILLA WITH GUEST HOUSE IN BARRANCO BLANCO: A PRIVATE PARADISE JUST 20 MINUTES FROM THE COAST For those who believe the ultimate Spanish dream estate is a myth, this property proves otherwise. Tucked away just a short walk from the renowned, protected waterfalls of Barranco Blanco, this exceptional villa strikes a rare balance: complete seclusion within a gated private domain, combined with being just 10 minutes away from local towns and 20 minutes from the Mediterranean beaches of Cala de Mijas. **PERFECT ACCESSIBILITY: SERENITY WITHOUT ISOLATION** • 10 min: Core amenities in Alhaurín el Grande and Coín. • 20 min: The sandy beaches of Cala de Mijas. • 35 min: Marbella and Málaga International Airport. **CORE PROPERTY HIGHLIGHTS** • Main Residence: 360 m² • Independent Guest House: 116 m² • Garages & Outbuildings: 153 m² • Total Land Plot: 12,150 m² • Premium Features: Heated Saltwater Swimming Pool, Private Tennis Court, Underfloor Heating, Sleek Micro-Cement Floors, Premium Bulthaup Kitchen, Luxury Steam Shower, Advanced Solar Energy Setup, Private Water Well, Mature Mango & Avocado Orchard. **THE APPROACH: A SENSORY EXPERIENCE** Your arrival begins along the scenic forest road of Barranco Blanco, enveloped by the refreshing aromas of wild thyme and pine. After passing the grand entrance gate, you drive past your private, fenced tennis court and a fully detached guest cottage. Because this guesthouse sits at a generous distance from the main villa, absolute privacy is guaranteed for both owners and visitors. The

primary villa has been completely upgraded to premium Northern European standards, showcasing top-tier materials like micro-cement flooring and the comfort of ground-floor underfloor heating. The ground floor layout is seamlessly designed for everyday living and high-end entertaining:

- Two elegant guest bedrooms featuring en-suite bathrooms and views over the verdant gardens.
- A sophisticated guest restroom.
- The master suite, complete with extensive built-in wardrobe space and an en-suite bathroom hosting a premium steam shower alongside a deep soaking tub.

HIGH-END COMFORT AND PRIVACY The entire main house features full air conditioning. In the grand living area, a contemporary fireplace serves as a peaceful focal point, while floor-to-ceiling windows flood the space with natural light while preserving indoor privacy. The high-end Bulthaup kitchen is outfitted with top-of-the-line Miele appliances (including a steam oven). It is intelligently positioned at the side of the villa with its own service entrance—perfect for deliveries without interrupting the household. An elegant staircase leads to the upper level, which opens into a massive office or lounge area (easily convertible into a 4th bedroom) overlooking the grounds. The lower Garden Level features a dedicated independent entrance; this sunlit area previously functioned as a home gym but offers endless potential to become a self-contained apartment, a private wine cellar, or a game room.

A TROPICAL SANCTUARY: LUSH LAWNS AND NATURAL SPRINGS What truly sets this estate apart in Southern Spain is the presence of vibrant, automatically irrigated green lawns—a true marker of luxury in this climate. Living steps from famous natural waterfalls, you also command your own tropical orchard yielding mangoes, avocados, figs, dates, and citrus, surrounded by exotic flora.

- **Wellness:** Unwind by the heated saltwater pool or take the spiral stairs down to a shaded retreat, where natural spring water flows through private fish ponds before rejoining the streams of Barranco Blanco.
- **Gastronomy:** Enjoy alfresco dining under the stars in the covered outdoor kitchen, utilizing fresh produce grown in your own terraced vegetable garden located right next to the kitchen area.

COMPLETE SELF-SUFFICIENCY: YOUR INDEPENDENT KINGDOM This estate is tailor-made for the buyer who demands absolute autonomy. Outfitted with a cutting-edge, latest-generation solar panel system backed by industrial-grade battery storage and a private, limitless water supply, you can live completely off the grid. A dedicated water purification system in the kitchen filters the incoming spring water, providing pure drinking water straight from the source. Enjoy uncompromised luxury with the peace of mind that your estate remains fully operational in any situation.

SUPERIOR HOSPITALITY WITH ABSOLUTE DISCRETION The thoughtful placement of the estate's secondary buildings ensures the main villa retains total privacy:

- **The Detached Guesthouse:** Positioned discreetly near the estate entrance, far from the main house, this charming residence is a destination of its own. It features climate control for the summer and a cozy fireplace for winter. Complete with a full kitchen, a luxury bathroom, a private patio, and a smart sleeping loft (sleeping two additional guests), it delivers a 5-star experience for staff or visitors.
- **Limitless Potential (153m² of Outbuildings):** The property includes two massive garage blocks measuring 90 m² and 63 m², both fully connected to water and electricity. Beyond housing a major vehicle collection, these structures provide the ultimate canvas to create additional luxury guest suites or a boutique B&B concept.
- **Animal Facilities:** Ideal for country life enthusiasts, the property features a large, professionally fenced dog domain alongside a premium, predator-proof chicken coop for your own farm-fresh eggs.

PROPERTY SPECIFICATIONS & FEATURES

- **Plot Size:** 12.150 m² (entirely private domain)
- **Villa Living Area:** 360 m² (excluding terraces)
- **Total Villa Area:** 386 m² (including covered terraces)
- **Guesthouse Area:** 116 m²
- **Heated Saltwater Pool:** 53 m²
- **Garages and Storage:** 153 m²

LAYOUT & COMFORT

- **Villa Sleeping Quarters:** 3 royal bedrooms + office space + multifunctional Garden Level floor.
- **Villa Bathrooms:** 3 en-suite bathrooms + a stylish guest toilet.
- **Guesthouse Layout:** 1 bedroom + a 'smart' loft for extra sleeping

capacity and 1 bathroom. • Culinary Facilities: Exclusive Bulthaup kitchen in the villa, a fully equipped outdoor kitchen, and an independent kitchen in the guesthouse. CLIMATE CONTROL • Heating: Underfloor heating throughout the ground floor of the villa; atmospheric fireplaces in both the villa and the guesthouse. • Cooling: Full air conditioning in both the main villa and the guesthouse. AUTONOMY & UTILITIES • Energy: Advanced Deye energy system with 15 solar panels and a powerful storage capacity of 3 lithium batteries (approx. 15 kWh), including a backup connection to the grid. • Water Supply: Entirely private water supply via private wells and large storage deposits. • Outdoor Space: Automatic irrigation for the extensive lawns; private mango and avocado grove. • Luxury Extras: Professional dog kennel, predator-proof chicken coop, and a tennis court. POINTS OF INTEREST • Airport: 35 minutes • Beach: 20 minutes • Supermarkets: 15 minutes (Lidl, Aldi, Mercadona) • Golf Courses: 10 minutes • Hospitals & Private Clinics: Both within a 20-minute radius • Restaurants and Bars: 10 minutes IBI: €980 per year GARBAGE TAX: €180 per year

Basement
 Double Glazing
 Games Room
 Private Terrace
 Staff Accommodation
 Utility Room

Basement
 Ensuite Bathroom
 Guest Apartment
 Sauna
 Storage Room
 WiFi

Covered Terrace
 Fitted Wardrobes
 Guest House
 Solarium
 Tennis Court
 Wood Flooring