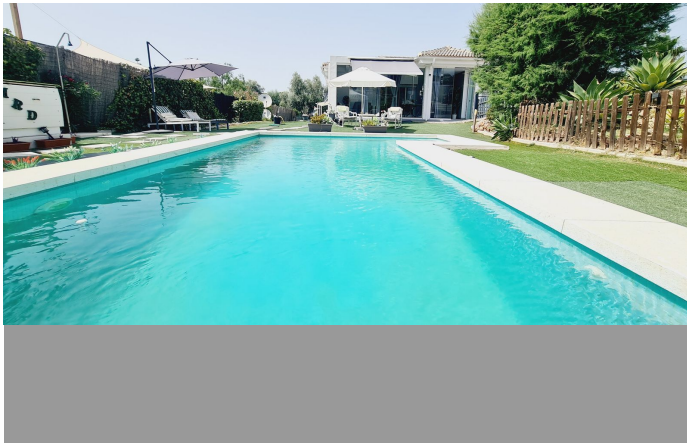


## House in Alhaurín de la Torre

|                 |          |              |          |                             |              |                 |            |
|-----------------|----------|--------------|----------|-----------------------------|--------------|-----------------|------------|
| Bedrooms        | <b>4</b> | Bathrooms    | <b>3</b> | Built                       | <b>233m2</b> | Plot            | <b>0m2</b> |
| <b>R5445259</b> |          | <b>House</b> |          | <b>Alhaurín de la Torre</b> |              | <b>650.000€</b> |            |

INDEPENDENT CHALET IN PINOS DE ALHAURÍN – 1,186 M<sup>2</sup> PLOT, SWIMMING POOL, GUEST AREA AND SPACIOUS MEDITERRANEAN GARDEN A CAREFULLY MAINTAINED HOME WITH SPACES TO ENJOY, RECEIVE GUESTS AND LIVE IN PEACE We present this independent single-family home located in the lower area of Pinos de Alhaurín, Alhaurín de la Torre, in a quiet residential setting close to all necessary services for daily life. Built approximately ten years ago, the property has been constructed with quality materials and is in excellent condition thanks to constant maintenance. The home is distributed across a main floor and a spacious fitted basement, all situated on a plot of approximately 1,186 m<sup>2</sup> with a swimming pool, fruit trees and various outdoor areas designed to enjoy the Costa del Sol climate. MAIN FEATURES — Registered plot: 1,186 m<sup>2</sup> — Total registered built area: 232.90 m<sup>2</sup> — Approximate registered usable area: 205.69 m<sup>2</sup> — Main floor built area: 118.55 m<sup>2</sup> — Basement floor built area: 113.54 m<sup>2</sup> — 2 bedrooms on the main floor — 2 additional fitted rooms in the basement — 2 full bathrooms and 1 toilet — Living-dining room — Separate kitchen — Glazed porch — Front terrace and rear terrace — Swimming pool of approximately 23 m<sup>2</sup> — Large external storage room — Covered parking for 2 vehicles — Electric gate — Individual heating with propane/butane gas — Air conditioning hot/cold — South-facing orientation — Home in excellent condition MAIN FLOOR: COMFORT AND NATURAL LIGHT The main floor is designed to offer comfortable and functional living on a single level. It

features a spacious living room, separate kitchen, two bedrooms and two full bathrooms. The layout is particularly suitable for a couple or a family with one child seeking tranquility, privacy and ample outdoor spaces. The home also has a pleasant glazed porch, a front terrace and a rear terrace, creating different areas for outdoor breakfast, relaxation or enjoying afternoons with family. **FITTED BASEMENT WITH MULTIPLE POSSIBILITIES** Beneath the home is a spacious basement with independent external access, currently fitted as an auxiliary area with: — Large living room or multipurpose hall — 2 smaller rooms — Toilet — Small kitchen area This space can be used as a guest area, accommodation for family members, leisure area or auxiliary space for the home. It also offers possibilities to create a private gym, workshop, professional office, games room or large storage area. The configuration and final use of this floor should be verified according to its registered description and applicable urban planning regulations. **A GARDEN CREATED FOR ENJOYMENT** The exterior is one of the main attractions of this property. Next to the swimming pool, a spacious relaxation area has been created, ideal for organizing meals, family gatherings or barbecues throughout practically the entire year. The garden features established vegetation and various typically Mediterranean trees: — Orange trees — Lemon trees — Olive tree — Landscaped areas — Relaxation spaces by the pool The plot offers privacy, space and multiple possibilities to continue personalizing the outdoor areas. Additionally, it has a large independent storage room in the garden, perfect for storing tools, bicycles, outdoor furniture or maintenance materials. **PARKING AND ACCESS** The property has an electric gate and covered space for two vehicles, protecting them from sun and rain. Access is convenient and direct from the street, facilitating daily use of the home. **TRANQUILITY IN THE LOWER AREA OF PINOS DE ALHAURÍN** The house is located in the lower part of Pinos de Alhaurín, a particularly practical location due to its proximity to supermarkets, schools, pharmacies, restaurants and other services. The setting is residential and quiet, yet allows quick access to the center of Alhaurín de la Torre, Málaga airport and the capital. An ideal option for those who wish to live surrounded by nature without feeling isolated. **IDEAL FOR** — Couples or families with one child — Buyers seeking an independent home on a single main floor — Families who receive guests or family members for extended periods — People who need a gym, workshop, office or private leisure area — Buyers who value a Mediterranean garden, swimming pool and ample outdoor spaces — Clients seeking a well-built home ready to move into To request more information, consult available documentation or arrange a private viewing, please contact me. **A MEDITERRANEAN HOME TO ENJOY THROUGHOUT THE YEAR** Do you need financing for the purchase or would you like to explore a future renovation? We can help you without obligation with a personalized study. ?? In compliance with the Decree of the Junta de Andalucía 218/2005, of October 11, it is informed that notarial fees, registration fees, taxes, management fees and other expenses associated with the purchase and sale are not included in the price. The published areas and characteristics should be verified against the registered, cadastral and urban planning documentation of the property.

Barbeque  
 Courtesy Bus  
 Fiber Optic  
 Near Transport  
 Solarium

Barbeque  
 Covered Terrace  
 Fitted Wardrobes  
 Private Terrace  
 Staff Accommodation

Basement  
 Double Glazing  
 Gym  
 Satellite TV  
 Storage Room

WiFi

+34 952 939 460 · [info@allinrealestates.com](mailto:info@allinrealestates.com)

Urbanización Playa Mijas 7, Mijas 29649, Málaga, España