



## 4 soveværelse Villa til salg i Hotel Atalaya Park, Málaga

**1.695.000€**

Exclusive Rustic-Style Villa with All-Day Sun and Great Expansion Potential in Estepona (Diana Area) Discover this magnificent, spacious and bright rustic-style villa, located in one of the most sought-after areas of Estepona, the prestigious Diana area. Thanks to its south-facing orientation, the property enjoys sunlight throughout the entire day, creating a warm and welcoming atmosphere all year round. The villa stands out for its high-quality rustic architecture, featuring impressive double-height pitched ceilings, exposed wooden beams, solid wood fitted wardrobes, and rustic-style bathrooms adorned with beautifully selected decorative tiles. The independent kitchen, also rustic in style yet highly functional, is equipped with a ceramic hob and oven, and includes a practical pantry area where the refrigerator is discreetly located to preserve the visual harmony of the space. Layout The property is distributed over two levels: Ground floor: \* Entrance hall \* Auxiliary living room with underfloor heating (originally a porch, later enclosed and renovated) \* Spacious main living room \* Double bedroom with en-suite bathroom \* Second double bedroom \* Full bathroom in the hallway \* Private staircase to the upper floor \* Independent kitchen with pantry \* Laundry room with small storage area and boiler room Upper floor: \* Double bedroom with access to a large 39 m<sup>2</sup> terrace overlooking the mountains \* Shared full bathroom \* Double bedroom currently used as an office, featuring a Juliet-style balcony with stunning sea views Outdoor Areas From the ground floor, you access a spacious terrace beneath a large covered porch, leading to a two-level garden: - Upper level with a swimming pool featuring a waterfall, independent outdoor shower, and a tropical ambiance with mature trees and palm trees - Lower level surrounding the house, bordered by a perimeter hedge that provides excellent privacy The property includes a carport for one vehicle (currently used as a storage area) and additional parking space for two cars at the entrance. Outstanding Expansion Potential The plot measures 1,246 m<sup>2</sup> with a building allowance of 0.36%, allowing for a total buildability of up to 448 m<sup>2</sup>. Currently, 266 m<sup>2</sup> are built, leaving approximately 182 m<sup>2</sup> available for further construction, offering multiple possibilities: \* Enclosing the upper terrace to create an additional bedroom \* Building annexes on the ground floor \* Expanding existing living areas There is even a previously requested project to open the kitchen and connect it with the laundry room, creating a

4 soveværelser

1.246m<sup>2</sup> Grundstørrelse

3 badeværelser

Svømmepøl

244m<sup>2</sup> Byg størrelse

