

**Sales - House - La Cala Hills**  
**949.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4885288**

**La Cala Hills**

**House**

**Community: 300 EUR / year**

**IBI: 960 EUR / year**

**Rubbish: 150 EUR / year**



**5**



**3**



**310 m2**



**595 m2**

**NEW ON THE MARKET: AMAZING FULLY REFORMED 4 BED, 3 BATH INDEPENDENT VILLA IN LA CALA HILLS (Formerly a 5-Bed Villa)** This beautifully reformed villa is located on a quiet, one-way street in the tranquil surroundings of La Cala Hills. Offering a bright, spacious, and elegant living space, this property is a must-see! Key Features: - **Open-Plan Living:** Upon entering, you're greeted with a large open-plan kitchen featuring modern appliances, a breakfast bar, and ample seating. The kitchen seamlessly flows into the lounge area, which opens up to the garden, pool area, and covered terrace through expansive patio sliding doors. - **Separate Living and Dining Room:** To the left, behind glass double doors, you'll find a private, bright, and spacious living and dining area, complete with a charming working fireplace – ideal for cozying up during the colder seasons. - **Guest & Utility Bathroom:** A downstairs bathroom caters to guests and pool users, doubling as a convenient utility room. - **Tasteful Décor:** Every room has been beautifully decorated and furnished to a high standard, with a harmonious colour scheme throughout. **First Floor:** - **Four Generously Sized Bedrooms:** Upstairs, the villa offers four great-sized bedrooms, each with fitted wardrobes. The master suite features an en-suite bathroom for added luxury and privacy. - **Fully Fitted Bathroom:** A separate bathroom services the remaining three bedrooms. **Outdoor Areas:** - **Wrap-Around Garden:** The property is surrounded by a landscaped garden and terraces, thoughtfully designed for easy maintenance. Beautiful plants and green spaces enhance the outdoor environment. - **Covered Terrace:** The covered terrace leads from the kitchen, providing a perfect space to relax or entertain. - **Swimming Pool:** The 24m<sup>2</sup> pool is positioned to enjoy the sun all day long, complemented by newly tiled terraces perfect for relaxing, socializing, or unwinding. **Private & Secure:** - The villa is gated and offers privacy, with a separate electric gate leading to the driveway parking and additional street parking. **Location:** - **Walkable Amenities:** Within walking distance, you'll find a wide range of shops, bars, and restaurants, as well as a sports center, paddle club with gym, and an amazing café. - **Outdoor Activities:** Hiking and walking routes are right on your doorstep, offering scenic views of the campo. - **Schools:** A prestigious international school is within walking distance, making it perfect for families. - **Quick Access to the Coast:** The charming fishing village of La Cala de Mijas is just a 10-minute drive away, with the vibrant town of Fuengirola also nearby. The airport is just 20 minutes away. This stunning villa is a must-see! Keys available at the office. Don't miss your chance to own this incredible property in La Cala Hills!

**Setting**

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Garden
- ✓ Pool
- ✓ Urban

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Security**

- ✓ Entry Phone
- ✓ Alarm System

**Parking**

- ✓ Street
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary