

## Villa for sale in El Paraiso, Costa del Sol

4 Bedrooms | 4 Bathrooms | 368 m<sup>2</sup> Interior | 1,687 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 2,251 IBI | € 214 Rubish tax | € 1,620 Community fees



### Property Description

Spectacular renovation opportunity in the highly sought-after area of El Pilar, El Paraiso.

This charming Andalusian-style villa is set on a generous 1,687m<sup>2</sup> plot and offers exceptional potential to create a stunning contemporary family home in one of the Costa del Sol's most established residential communities.

The property features 4 bedrooms and 4 bathrooms, all conveniently distributed on one level, with a current built size of 368m<sup>2</sup> and the possibility to extend by a further 200m<sup>2</sup> if desired.

South-facing and surrounded by beautifully maintained mature gardens, the villa enjoys breathtaking views of La Concha and sea views from the rooftop terrace.

Additional features include:

- Garage for 2 cars

- Large swimming pool with automatic cover
- Pre-installation for a heated pool
- Solar panels with the current owners selling electricity back to the supplier
- Automatic irrigation system
- Separate garden annex currently used as a bodega
- Independent storage area for gardening equipment

El Pilar is a highly desirable family-friendly community within walking distance to all amenities including restaurants, bars, supermarket, gym, pharmacy and banks. The beach is approximately a 15-minute walk away.

A rare opportunity to renovate and personalise a villa with outstanding potential in a prime location on the Costa del Sol.