

## house for sale La Herradura, Costa Tropical



### Property Overview

Perched in an elevated, south-facing position in the prestigious Las Palomas area, this exceptional 544 m<sup>2</sup> villa enjoys some of the most spectacular panoramic Mediterranean views in La Herradura.

Designed with a rare dual-residence layout, the property offers two fully independent living levels—ideal as a luxury family home, a multi-generational residence, or a high-yield rental investment.

### Main Residence (Street-Level Access)

Designed for comfort and everyday convenience with direct access from the street and garage:

Spacious Living Area: 58 m<sup>2</sup> open-plan salón and dining space opening onto a covered terrace with stunning sea views

Home Office: 16 m<sup>2</sup> private office, perfect for remote work

Kitchen: Bright 19 m<sup>2</sup> fully equipped family kitchen

Bedrooms & Bathrooms: 2 double bedrooms and 2 full bathrooms

Garage: Private garage with direct internal access

### Independent Guest & Wellness Level

A fully self-contained lower level, ideal for guests or rental use:

Large Living Space: 85 m<sup>2</sup> open-plan living and dining area with direct access to the pool terrace

Private Pool & Sauna: Includes a swimming pool and Finnish sauna for a true wellness experience

Bedrooms: 2 spacious double bedrooms with en-suite bathrooms

Additional Facilities: Guest WC, laundry room, and over 45 m<sup>2</sup> of storage space

### Energy, Efficiency & Connectivity

Solar Panels: Modern solar system significantly reduces electricity costs

Energy Rating: E (typical for the region), enhanced by solar efficiency

High-Speed Internet: Fiber optic connection available—ideal for remote work and streaming

### Prime Location

Located in a quiet and highly sought-after area:

Beach: 3–4 minutes to Playa de La Herradura

Marina: 10–12 minutes to Marina del Este

Airports:

Málaga: 50 minutes

Granada: 60 minutes

Skiing: Sierra Nevada within 75 minutes

### Property Details

#### Interior Living Space

Total living area: 433 m<sup>2</sup>

#### Additional Built Areas

Garage: 27 m<sup>2</sup>

Storage: 26 m<sup>2</sup>

#### Outdoor & Covered Spaces

Leisure/utility areas: 46 m<sup>2</sup>

Covered terraces: approx. 24 m<sup>2</sup> (12 m<sup>2</sup> officially counted)

#### Plot & Exterior

Plot size: 1,164 m<sup>2</sup>

Private swimming pool: 46 m<sup>2</sup>

Total Built Area (Cadastral)

544 m<sup>2</sup>

Private Sale

This is a private sale, offering direct communication with the owner. A local Spanish agent is available to assist with viewings and ensure all legal documentation (including Nota Simple) is fully prepared.

Contact directly to receive the full photo gallery or arrange a private viewing.

## property details

Spanishestate **6376103**  
id:  
reference:: **12**  
close to/ located: **La Herradura**  
region: **Costa Tropical**  
property type: **house**  
rooms: **5**  
property surface: **544 m2**  
surface plot: **1164 m2**  
price: **€ 1.100.000**

## contact

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