

## villa for sale Alhaurín De La Torre, Valle Del Guadalhorce



Discover this detached villa in one of the most sought-after areas of Retamar Urbanization, set in a privileged location bordering a municipal garden, ensuring open views, tranquility, and a remarkable sense of space that is hard to find.~The property sits on a 503 m2 plot, with a total built area of 324.16 m2 and 312 m2 of usable space, perfect for enjoying outdoor living with privacy. It is also conveniently located close to schools and a high school, making it ideal for families seeking everyday comfort and convenience.~A layout designed for spacious and comfortable living.~~Basement Floor:~Access to a large garage, entrance hall, and a spacious living room offering multiple possibilities: leisure area, family gatherings, or even an independent guest space.~~Ground Floor:~A welcoming entrance hall leads to the main living room, a fully furnished and equipped kitchen, a home office perfect for remote work, a pantry, and a full bathroom.~Upper Floor:~~The sleeping area features a master bedroom with a walk-in wardrobe, en-suite bathroom, terrace, and balcony, creating a bright and private retreat. In addition, there are two further bedrooms, all with large built-in wardrobes, a full bathroom, and an angular hallway leading to the open staircase connecting to the ground floor, enhancing the feeling of space and architectural design.~~The property also includes photovoltaic solar panels for electricity, solar panels for hot water, reinforced security doors with high-security locks, and tilt-and-turn windows with Climalit double glazing.~An ideal home for those seeking space, privacy, an excellent location, and quality of life in one of the finest residential areas.~~The indicated price does not include taxes or purchase costs.~A 7% Property Transfer Tax (ITP) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts provided are for informational purposes only and may vary depending on the specific case.~For this property, the approximate purchase costs are:~~Property Transfer Tax (ITP 7%): €59,850~Notary fees: Between €2,565 (0.3%) and €4,275 (0.5%)~Land Registry fees: Between €855 (0.1%) and €2,565 (0.3%)~~The purchase of this property does not include real estate agency fees for the buyer.~The property is sold with part of the furniture included.

### property details

Spanishestate id: **6377610**  
reference:: **3476-04278**

### contact

real estate agent: **Re/max Sunset**  
name: **not available**

close to/ located: **Alhaurín De La Torre**  
region: **Valle Del Guadalhorce**  
property type: **villa**  
rooms: **4**  
property surface: **324 m2**  
surface plot: **503 m2**  
price: **€ 830.000**

spreekt: **not available**  
telefoon: **+34951430794**