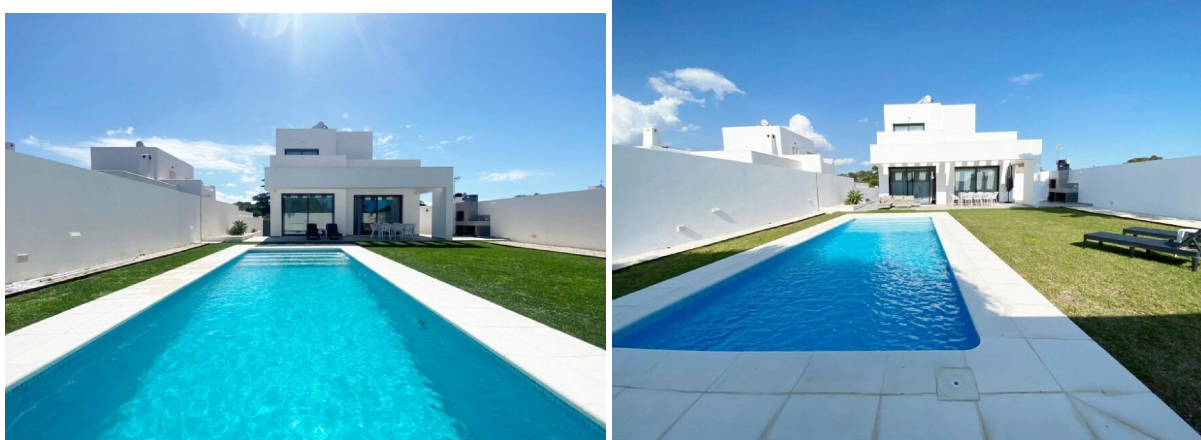


villa for sale Conil De La Frontera, Janda (La)



An exclusive newly built detached luxury villa (2025) is offered for sale, located in one of the most prestigious, sought-after and well-established areas of Conil de la Frontera, specifically in Fuente del Gallo II — a privileged enclave renowned for its proximity to the sea, tranquillity and strong residential and tourism appeal. The property is situated just 100 metres from the beach, allowing you to reach the coastline in a pleasant two-minute walk.~~The villa stands on a generous 500 m2 plot, ensuring privacy, spaciousness and excellent use of the outdoor areas. It offers a built area of 180 m2, distributed in a functional and elegant manner, with bright and generously proportioned rooms designed to provide maximum comfort, whether as a permanent residence, second home or investment property.~~The property comprises four bedrooms, ideal for larger families or holiday rental purposes, and three fully fitted bathrooms finished to a high standard, featuring modern sanitary ware and carefully selected quality materials, creating a sense of comfort and refinement throughout.~~The exterior is one of the property's most attractive features. The plot includes a private swimming pool, perfect for enjoying the exceptional climate of the Costa de la Luz all year round, as well as a spacious terrace designed for outdoor living, family meals, entertaining guests or relaxing in complete privacy. In addition, the villa benefits from private on-plot parking, ensuring convenience and security.~~One of the key added values of this property is that it holds a valid tourist rental licence, in accordance with Spanish Royal Decree legislation and the regional regulations of the Junta de Andalucía. This makes the property an excellent investment opportunity, as Conil de la Frontera maintains strong year-round demand for holiday rentals — not only during the summer season — with high occupancy levels and attractive returns.~~Location and Surroundings~~Conil de la Frontera is one of the most desirable destinations on the Costa de la Luz, highly regarded for its quality of life, vibrant atmosphere, gastronomy and extensive fine sandy beaches. The villa enjoys an unbeatable location just metres from the sea and close to some of the town's finest beaches, including Playa de Fuente del Gallo, Playa de Puntalejo, Cala del Aceite, Playa de los Bateles and Playa de la Fontanilla — all easily accessible and highly valued by residents and visitors alike.~~The area perfectly combines tranquillity, exclusivity and privacy with proximity to all essential amenities, including restaurants, shops, leisure facilities and Conil's town centre, which can be reached within minutes. The consistently strong property demand in the area ensures excellent present value and solid long-term appreciation.~~In summary, this is a truly unique property offering luxury, a generous plot, proximity to the sea, access to outstanding beaches, a tourist rental licence, strong investment potential and an exceptional quality of life, located in one of

the most sought-after enclaves in the province of Cádiz.~~Fees, costs and taxes relating to the purchase and/or financing of the property are not included in the sale price. As a consumer, you are entitled to be informed and to receive the relevant pre-contractual documentation, as applicable, in accordance with the provisions of Decreto 218/2005 of 11 October, which regulates the Consumer Information Regulations for the purchase, sale and letting of residential property in Andalusia. This information is valid for a period of 15 days. Furniture is included in the sale price. The photographs in this advertisement may have been subject to the use of photographic filters in order to create a more artistic image.~~Costaluz Estates – More than just an estate agency~C/ Virgen de la Luz, corner of C/ Poniente~Conil de la Frontera~ (please use the form to respond) ~ (please use the form to respond) ~ (please use the form to respond)

property details

Spanishstate id:	6342659
reference::	414
close to/ located:	Conil De La Frontera
region:	Janda (La)
property type:	villa
rooms:	4
property surface:	186 m2
surface plot:	500 m2
price:	€ 980.000

contact

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