



## Detached Villa for sale in Canillas de Aceituno, Canillas de Aceituno

**849,000 €**

Reference: R5195092   Bedrooms: 4   Bathrooms: 4   Plot Size: 6,360m<sup>2</sup>   Build Size: 182m<sup>2</sup>





## Axarquía, Canillas de Aceituno

WE ARE PROUDLY PRESENTING VILLA EL ALEPH - an exclusive boutique villa, beautifully situated in the green hills near Canillas de Aceituno, just 55 minutes from Málaga Airport and 30 minutes from the beaches of Torre del Mar. We are happy to assist our clients throughout the entire process in German with German speaking solicitors, tax advisors and handymen.

**ACCOMODATION** A tasteful villa in a unique location with breathtaking views, privacy and tranquillity combined with easy accessibility and quality. The villa exudes light, space, and modern elegance. High ceilings, tasteful furnishings with quality materials, and large windows offering a wide view of the valley. A heavenly place where you can enjoy the lovely lounge with friends and family until late at night. With its tranquillity and privacy, this villa is the perfect base for those who want to combine luxury, nature, and comfort.

**THE HIGHLIGHTS ARE:**

- Good Business Income
- The house is sold with all existing furniture and amenities and immediately to move in and operate
- A spacious living room with a fireplace
- A fully equipped open kitchen with SMEG stove and American fridge
- Fast internet connection via Starlink (satellite). Main router with additional mesh point, ideal for remote working inside and outside
- The renovation works with high-quality materials were carried out in 2018. Air conditioning in all bedrooms, living room, and casita

**OUTDOOR AREA** Outside, you can enjoy multiple terraces, a heated pool (powered by solar panels), and a beautifully landscaped garden – ideal for long summer evenings. Very special is the built-in outdoor kitchen and BBQ and the Lounge with the wonderful view to the valley. Trampoline, table tennis, and children's play area makes it even more attractive!

**DREAM VILLA & GUARANTEED INCOME** This wonderful property is not only a dream home for you and your family to enjoy, but also a proven investment property:

- Fully compliant with tourist permits.
- Full utilities when used as a holiday home.
- High occupancy rate, even outside school holidays thanks to its popularity with couples and small groups. Thanks to these ready-to-rent possibilities, you immediately enjoy stable income without startup or renovation risks.

The already acquired future rental income and bookings will be transferred to the new owner. Important to know, the sales price includes all operation goods and all furniture!

Canillas de Aceituno has become a touristic destination in recent years, located at the foot of La Maroma mountain - is not just a typical white mountain village, but a place that combines nature, culture and gastronomy. This mix of facilities and its authentic charm has put the village on the tourist map in recent years. Please call us for further information. As native Germans, we are happy to help you



## Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Private Terrace	East	Cold A/C
Satellite TV	South	Hot A/C
Ensuite Bathroom	West	Fireplace
Double Glazing	South East	
Fitted Wardrobes	North East	
WiFi	South West	
Guest House	North West	
Utility Room		
Barbeque		
Fiber Optic		
Views	Setting	Condition
Mountain	Country	Excellent
Panoramic		Recently Renovated
Garden		
Pool		
Pool	Furniture	Kitchen
Heated	Fully Furnished	Fully Fitted
Private		
Garden	Parking	Utilities
Private	Private	Electricity
Landscaped		Drinkable Water
Easy Maintenance		Photovoltaic solar panels
Category		
Holiday Homes		
Investment		
Luxury		
Resale		