Detached Villa in Casarabonela

€1,300,000

Casarabonela, Málaga

Bedrooms: 3 | Bathrooms: 2 | Plot: 420 m² | Built: 232 m²









Overview

Alcorcal Sanctuary – A Home to Feel and Enjoy

There are houses you simply visit… and there are others that, from the very first moment, you feel.

Alcorcal Sanctuary belongs to the second kind.

Set in a peaceful location in Casarabonela, surrounded by nature, mountains and light, this home has been created for those who want to enjoy life with calm, privacy and comfort. A place where you can wake up to beautiful views, spend long afternoons by the pool and end the day watching the light change over the surrounding landscape.

The property sits on a 438 m2 plot and offers 363.29 m2 of total built area, distributed over three levels filled with

character and designed for comfortable living.

The current layout includes 3 bedrooms, 2 full bathrooms and 1 guest toilet, together with generous terraces, a swimming pool, landscaped areas, parking and a variety of outdoor spaces.

An Interior Filled with Light

From the moment you step inside, the property feels modern, welcoming and beautifully connected to the outdoors.

The main living floor revolves around an impressive open-plan kitchen with a large central island, designed to become one of those places where everyday life naturally happens: relaxed breakfasts, conversations around the island, family meals or evenings with friends.

The kitchen flows effortlessly into the dining area and living room, creating a spacious and open environment.

Large windows and glazed doors allow natural light to fill the interior throughout the day while connecting the living spaces directly with the terraces and gardens.

From the living room, your eyes are naturally drawn towards the outdoor spaces and the mountains surrounding Casarabonela.

This is a home designed to be lived with the doors open to the landscape.

This floor also includes a convenient guest toilet and additional practical spaces that make everyday living both comfortable and functional.

Bedrooms Made for True Rest

The property offers three bedrooms, each designed to provide a sense of calm, comfort and natural light.

The principal bedroom is one of the most special areas of the home.

Bright, spacious and connected to the outdoors, it includes fitted wardrobes and access to a wonderful terrace where you can enjoy open views across the surrounding landscape.

It is the kind of place where you can open the doors in the morning, let the fresh air in and begin the day surrounded by peace.

The two additional bedrooms are ideal for family, guests or even as a private home office.

The property also offers two full bathrooms, one of which stands out for its elegant **freestanding bathtub, creating a relaxing and stylish space within the home.

A Terrace Where Time Slows Down

On the upper level, there is a beautiful 26.26 m2 open terrace.

A place that invites you to stop for a moment.

Enjoy a quiet morning coffee, read a book, admire the mountains or simply watch the evening light change across the landscape.

From different areas of the property, the open views provide a wonderful sense of space, peace and freedom.

The True Heart of Alcorcal Sanctuary

If there is one area that truly defines this property, it is the outdoor space.

Every corner has been designed to be enjoyed.

The swimming pool stands as the true jewel of the garden, conceived as a space of wellness, design, and exclusivity. Fully heated for year-round enjoyment, it features an elegant jacuzzi area, an infinity-edge effect, a decorative waterfall, and an integrated massage system.

Every detail has been carefully designed to provide the highest level of comfort, creating a sophisticated and immersive atmosphere that transforms the outdoor area into a private resort, where luxury and relaxation come together in perfect harmony.

The pool itself measures 16.24 m2 and is surrounded by terraces, greenery and different relaxation areas.

There are places to sunbathe, areas to sit and talk, spaces for outdoor dining and peaceful corners where you can simply let the hours pass.

Beside the pool, there is a fully equipped outdoor bar with stools, perfect for long summer afternoons, drinks with friends or relaxed family gatherings.

The gardens feature more than 300 plants, together with numerous mature palm trees and carefully selected vegetation that provide colour, freshness and privacy throughout the property.

As evening falls, the atmosphere changes completely.

Outdoor lighting transforms the terraces, gardens and pool into a warm and inviting space.

It is easy to imagine dinner under the stars, soft music playing in the garden and the gentle sound of water in the background.

A Home That Thinks With You

Alcorcal Sanctuary is not only visually impressive.

It also stands out for its exceptional level of technology.

The property features approximately 400 WiFi and voice-controlled commands, fully integrated with Amazon Alexa and Google, allowing many aspects of the home to be managed simply and intuitively.

Lighting, climate control, irrigation, access systems and numerous indoor and outdoor functions can all be controlled with ease.

The property also benefits from air conditioning and heating, Starlink internet connection and an extensive zoned irrigation system serving the landscaped areas.

Security has also been carefully considered, with a complete alarm system and indoor and outdoor cameras.

Everything has been designed to make living here effortless, comfortable and secure.

Spaces That Create Even More Possibilities

The lower level provides additional areas that make the property even more versatile.

Here you will find storage space, a fully equipped laundry area with washing machine and tumble dryer, together with several additional spaces that can be adapted to suit different needs.

Outside, the property also includes 50.96 m2 of open parking area.

Terraces, porches and different garden levels create a variety of corners around the home, each with its own atmosphere and personality.

More Than Just a Property

Alcorcal Sanctuary cannot truly be described only in square metres.

Because its real value lies in the way it makes you feel.

It is opening the living-room doors and feeling the landscape become part of your home.

It is having breakfast while looking towards the mountains.

It is spending an entire afternoon by the pool without needing to be anywhere else.

It is welcoming friends around the outdoor bar.

It is enjoying the silence of the terrace as the sun begins to set.

And above all, it is having your own private place where you can disconnect from the pace of everyday life and reconnect with the things that truly matter.

Located in Casarabonela, surrounded by the beautiful landscape of the Sierra de las Nieves, this is a distinctive home full of character, comfort and personality.

Alcorcal Sanctuary is not simply somewhere to live.
It is somewhere you will want to stay.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), under Law 5/2021 on Assigned Taxes, whose general maximum rate is 7%. The taxable base will be the higher value between the price stated in the public deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of executing the public deed and registering the property with the Land Registry are regulated by official tariffs under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notary fees range between €500 and €2,000, and Land Registry fees between €250 and €1,500. Gestoría / administrative management fees, if voluntarily contracted, are freely agreed and are estimated at between €300 and €500. Municipal Capital Gains Tax (IIVTNU / Plusvalía Municipal) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: €1,430,000. This estimate is for guidance purposes only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Real estate agency/intermediation fees are payable by the seller.

Amenities

Setting: Close To Town, Close To Forest

Condition: Excellent Condition

Pool: Private Pool

Climate Control: Central Heating

Views: Mountain Views, Panoramic Views, Garden Views, Pool Views

Features: Covered Terrace, Private Terrace, Satellite TV, Utility Room, Ensuite Bathroom, Wood Flooring, Jacuzzi, Barbeque

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Alarm System

Parking: Private Parking

Utilities: Electricity, Drinkable Water

Category: Luxury

Taxes & Fees

IBI: €502 per year

Energy certificate

Consumption: C

Emissions: B

Contact

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