

Detached Villa in El Atabal

€1,680,000

El Atabal, El Atabal, Málaga

Bedrooms: 6 | Bathrooms: 5 | Plot: 1 m² | Built: 358 m²



Overview

Allow me to present this magnificent villa in the El Atabal urbanisation.

A home meticulously cared for by its owners, preserving its excellent quality and condition.

The property sits on a 1,083 m² plot with a beautiful swimming pool surrounded by a well-designed garden with a small fish pond, ideal for enjoying peaceful moments.

With 358 m² built (323 m² usable), the house is laid out over three comfortable floors. At the main entrance, an elegant porch leads into a bright hallway that hints at the splendour of the rest of the home. On the left is the stately double-height living room with fireplace; on the right, a spacious sitting room and a guest bathroom, plus an additional closet or pantry. Also on the left is the large separate kitchen, fully equipped, with direct access to the

side porch and private garden.

On the first floor, a generous landing leads to the master bedroom, with en-suite bathroom, a whirlpool bath and two exterior windows. Two panoramic balconies offer impressive views over Málaga, and there is direct access to a spacious sun terrace with sea views. On this same level are three more bedrooms: two share access to the sun terrace, one is set up as an office or work room, and the other two are double bedrooms, also with en-suite bathrooms and exterior windows. All bedrooms have ample built-in wardrobes. Hot and cold air conditioning is also installed.

Going down to the basement, you will find a spectacular wine cellar with a fully equipped industrial-style kitchen, with tables and chairs like a restaurant, perfect for family gatherings. There is also a large living area and a guest bedroom with another en-suite bathroom. The property has a large garage for two cars, a storage room, a tool room, a laundry room and spacious gardens with a variety of fruit trees, including lemon, orange, apple, avocado, fig, mango, custard apple, pear and loquat, and even the option of growing a vegetable garden, as the owners have done before.

Impeccably maintained and peaceful, close to universities and schools, near all essential services, with good public transport links and easy access to the motorway.

If you would like more information, please contact me; I will be delighted to assist you.

In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, and in the applicable sector regulations, please note that the price indicated does not include the expenses and taxes inherent to the purchase, which are broken down as follows:

Transfer tax (I.T.P.): applied to the higher of the sale price or the cadastral reference value, ranging from 7% to 2% depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993 of 24 September approving the TRLITPAJD.

NOTARY AND REGISTRY: fees subject to official scale, Royal Decrees 1426 and 1427/1989 of 17 November approving the fee scales of Notaries and Property Registrars respectively.

GESTORÍA (administrative agent): optional. If requested by the client, fees for administrative processing, tax settlement and registration are estimated at approx. €395 (VAT included).

FINANCING: if needed, additional costs must be agreed with your financial institution.

You can calculate your personal situation on the official website of the Andalusian Tax Agency – Tax Information – Taxes.

The client is informed that the corresponding Information Sheet on Second or Subsequent Transfers of dwellings is available.

Amenities

Orientation: South Facing

Condition: Good Condition

Pool: Private Pool

Climate Control: Air Conditioning, Central Heating, Fireplace

Views: Sea Views

Features: Private Terrace, Solarium, Storage Room, Utility Room, Wood Flooring, Marble Flooring, Basement

Furniture: Part Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Parking: Garage

Utilities: Drinkable Water, Telephone

Energy certificate

Consumption: D

Emissions: C

Contact

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