

## DUPLEX PENTHOUSE

*T*otally refurbished. Immaculate.

South West facing, situated within the gated community of Guadalcantara Golf overlooking Guadalmina Golf.

This is an established quiet area nestling between Guadalmina Alta and San Pedro.

The complex has two pools but access to another four within the community. There is 24 hour on site security.

- Large entrance hall with cloaks cupboard
- Travertine floors in all areas (except kitchen and bathrooms)
- Electrically operated exterior window blinds
- Wired speaker system throughout
- Ducted air-conditioning throughout
- High ceilings
- Two parking spaces and storage room
- A private gym with changing rooms for residents use
- Telephone and Fibre Optic
- Intercom
- Connected to mains gas

*Price: € 410,000*

*Bedrooms: 3*

*Bathrooms: 3*

*Build: 179 m2*

*Terraces: 47 m2*



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Refurbished including new kitchen and bathrooms at a cost of nearly €100,000.

All furniture could be included in the price, subject to final offer.

The owner has rarely used it since it was updated. Maintained as new!

### Kitchen and Utility

The kitchen to this duplex has been opened up to the lounge dining area.

The kitchen has black granite worktops with integrated Siemens appliances including dishwasher, fridge freezer and two multi-function ovens, one with microwave and induction hob. The extractor is by Elica. There is also an integrated under counter wine chiller by Caple.

A small breakfast bar has been created with home working in mind.

The enclosed utility room consists of worktop with washer and drier under, boiler and sink.

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## Lounge Dining Area

Two sets of sliding double doors open out onto a sizeable terrace which overlooks the pools and golf course with a mountain backdrop. The secluded terrace could become another living area and be enclosed with glass curtains for winter use if desired.

The TV has been inset into the wall with mounted speakers.

A shelved purpose built storage cupboard has been created under the staircase.



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## Bedrooms

All three bedrooms have ample wardrobe space.

The two main first floor bedrooms both have private terraces.

## Bathrooms

There is a ground floor bathroom for use by the guest bedroom and visitors. Two further ensuite bathrooms are located on the first floor.

All bathrooms have bespoke designed integrated cabinetry work. All fittings are by Hans Grohe and shower screens by Huppe.

The Master Bathroom also has a bidet. Both main bathrooms have built-in seats in the showers.

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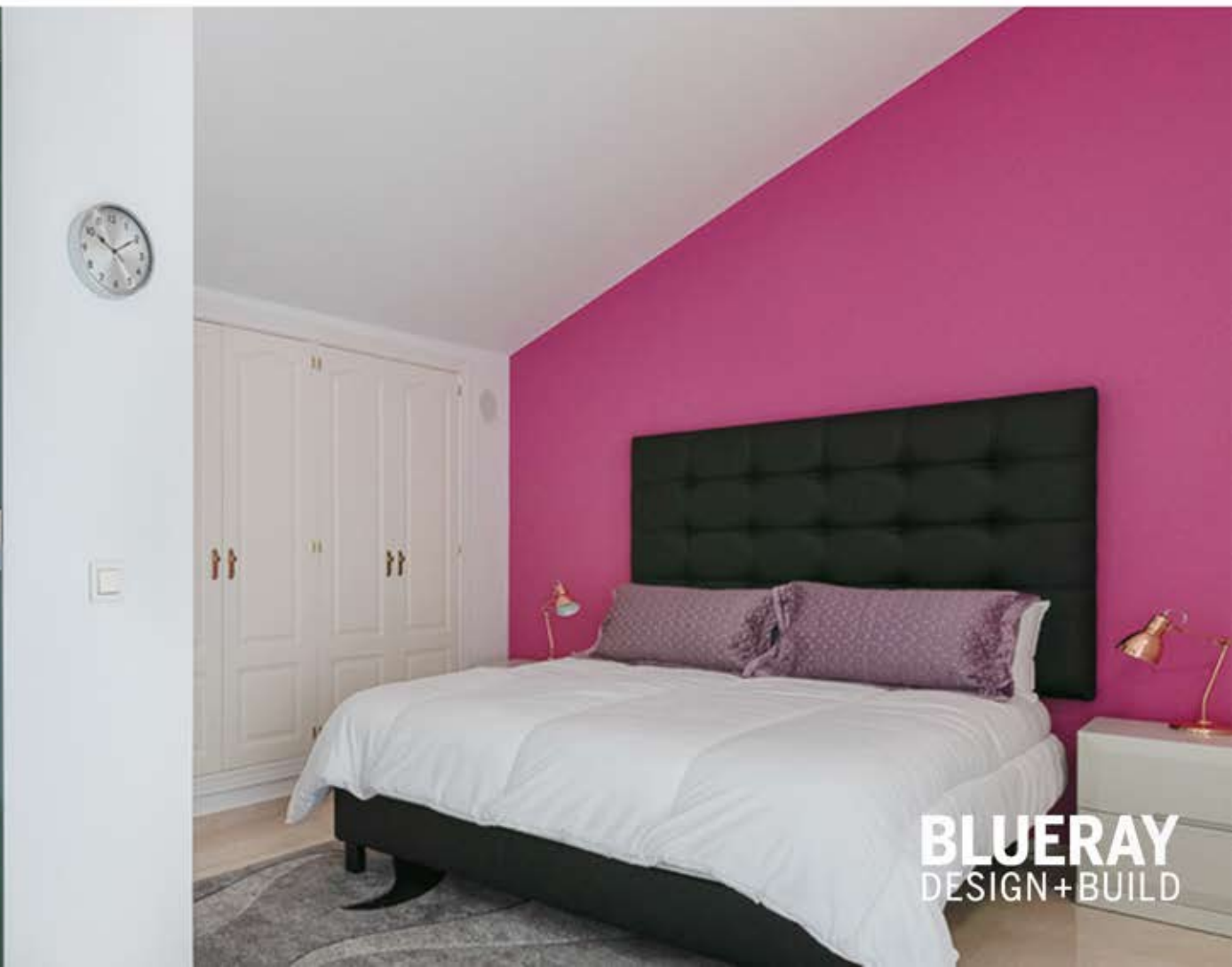
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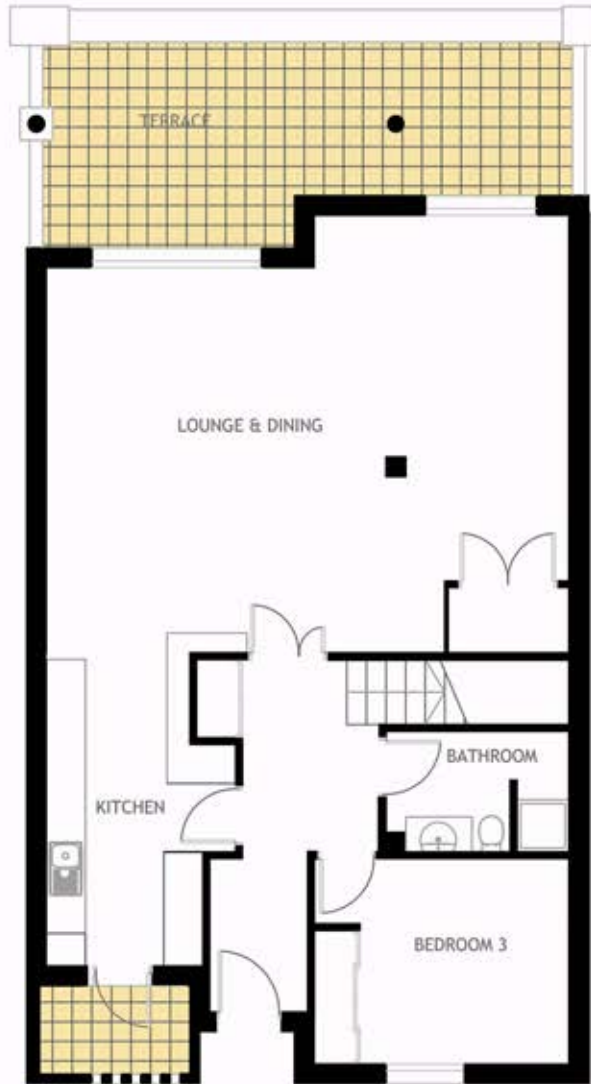


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# FLOOR PLANS



LOWER LEVEL

## GUADALCANTARA GOLF

Planta Baja 112.22m<sup>2</sup> con terraza 22.12 m<sup>2</sup>  
Planta Primera 66.78m<sup>2</sup> con terrazas 24.50 m<sup>2</sup>



UPPER LEVEL



# CONTACT

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