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■■■■■■■■:ESTEPONA, ATALAYA...INVESTORS ONLY::: FANTASTIC HOLIDAY RENTAL HISTORY, EXCELLENT ROI 5-8 minutes from Puerto Banus, Spain's finest villa location. From the private pool to beautiful gardens, to pristine accommodation and facilities, discover what owning this villa could offer you... UPGRADED IN 2021 WITH LOTS OF NEW FEATURES INCLUDING HEATED (SOLAR PANELS) SWIMMING POOL LOUNGE IN LUXURY The light, stylishly furnished open plan living room, with cool grey architectural accents, is spacious (45m2) comfortable and relaxed. All the accommodation at this villa can be heated or air-conditioned depending on the season. There are ceiling fans to ensure ample additional cooling in summer. In winter, the eco-efficient villa is equipped to the highest standards on the Costa del Sol. Warmed by solar powered underfloor heating with a "state of the art" heat pump backup system plus a contemporary log-burning stove in the living room (logs supplied) Features: 'Alpine Pizarro' natural stone feature fireplace• Log-burner with fuel • Underfloor heating • Views to pool with sliding door access • Sofa seating for up to 10 • LG 50" smart TV with soundbar • 200 satellite channels • Netflix HD, BT Sports, & IP TV streams • Fast, secure uncapped Wi-Fi • Bose music system • Controllable mood lighting • Fully-retractable external electric blind. DESIRABLE DINING A Japanese-style glazed partition glides aside to reveal the 30m2 open plan kitchen diner. High-end fittings and appliances, considered lighting, ample work surfaces and a central island make preparing snacks or meals a pleasure. The main dining table seats eight, with three more places at the breakfast bar. French doors, opening onto a private herb garden, allow a cool breeze to circulate during summer. Features: Bosch appliances • Large American style fridge/freezer with chilled water and icemaker •Washer/dryer • Dishwasher • Induction hob • Extractor fan • Coffee machine• Kettle • Toaster • Juicer • Pure water tap • Quality cooking utensils, crockery, crockery, cutlery and glassware • 8-seater dining table • 2-seater breakfast bar POOLSIDE OASIS An exceptional villa holiday starts with an exceptional private pool. Spanning a full 12m x 4m, warm, shimmering crystal-clear water and azure blue tiling set the benchmark high. The pool remains at the optimum temperature throughout summer assisted by solar panels. For winter stays, an additional heat pump provides the perfect temperature for the pool, whatever the weather. Premium decking, chosen for comfort and safety underfoot, extends all around the pool and gardens staging various outdoor zones. Ensuring a zero-hassle stay the pool treatment plant, heat exchanger and water purity is monitored on a regular basis. GARDEN TRANQUILITY To the rear of the villa, the south-facing gardens (not overlooked) provide a uniquely relaxing retreat - whilst younger explorers in the water or at play remain safe, secure and in-view. Sunbathe, read a book or browse the web in comfort on one of four luxurious steamer-style sun loungers with adjustable parasols. The al-fresco poolside dining area has a large table seating eight. At night, complementing the pool, the Mediterranean-style planting enjoys dramatic exterior mood lighting. SWEET DREAMS All fully air-conditioned, the main villa's four double bedrooms (each with Super King 180cm/6ft double beds) sleep eight, with a fifth Super King double bed in the poolside cabaña studio. If required, bedrooms 2, 3, 4 and the cabaña can each be configured as twin-bed singles – perfect for organizing children and bigger family groups. Bedroom 1: First floor master, South-facing • Super King double bed • Double-glazed double doors to private balcony overlooking pool & gardens • Air-conditioning • 3-speed ceiling fan • Spacious wardrobe storage • 32" flat screen TV with satellite channels • En-suite bathroom with full-size bath, monsoon shower over, double sink and WC • Make up stool and mirror • Retractable electric shutters Bedroom 2: First floor, South-facing • Super King double bed (or two singles) • Double-glazed double doors to spacious private balcony with two sun loungers and table • Views of pool & gardens below • Air-conditioning • 3-speed ceiling fan • Spacious wardrobe storage • Retractable electric shutters Bedroom 3: First floor, South-facing • Super King double bed (or two singles) • Air-conditioning • 3-speed ceiling fan • Spacious wardrobe storage • Access to main bathroom as en-suite • Retractable shutters Bedroom 4: Ground floor, South-facing • Super King double bed (or two singles) • Air-conditioning • Spacious wardrobe storage • En-suite walk-in wet room with monsoon shower, sink and WC • Retractable electric shutters Cabaña studio: Adjoins poolside deck • Super King double bed (or two singles) • Air-conditioning • 42" LG flat screen TV with satellite channels and sound bar • En-suite bathroom with monsoon shower, sink and WC • Retractable external shutters

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