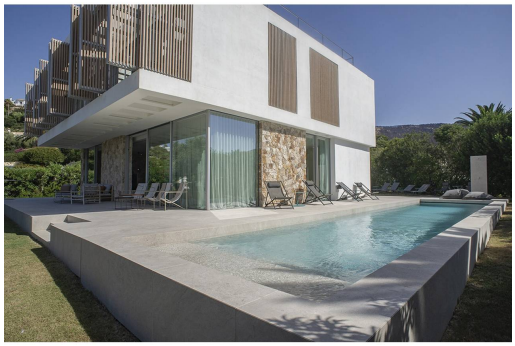





3.980.000€

SPECTACULAR RECENTLY BUILT VILLA AT THE FOOT OF LA CALA DE LOS ALEMANES

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000793	6	6	558.44	1034.00

Exclusive Villa for Sale in Cala de los Alemanes, Atlanterra (Tarifa).

A true gem located on the second line of the beach, just 200 meters from the sea, with unparalleled views of the ocean and the Faro de Camarinal.

Situated on a 1,034 m² plot with a built area of 484 m², this property has been designed to comfortably accommodate 10 to 12 people. It features an impressive saltwater pool (15 x 3 m), a spacious garden surrounding the villa, and a barbecue area. The house is equipped with home automation controlling air conditioning/heating and lights. The electric awning outside the kitchen is fully automated with a weather station that detects wind and light, automatically retracting the awning and turning off exterior lights. Additionally, there is an elevator connecting the basement to the second floor and a 300-liter automatic water tank with continuous water renewal.

- The villa, comfortable and functional, is distributed as follows:
Main Floor: Spacious and bright living-dining room with direct access to a welcoming porch and pool area. Lounge equipped with TV and sofa bed. Fully equipped kitchen with access to a rear terrace with outdoor furniture, perfect for alfresco dining, with automatic awning for added comfort. A full bathroom with shower serves this floor.

First Floor: Four bedrooms: two with double beds and spectacular sea views with access to a large terrace along the façade, and two with single beds overlooking the garden and mountains. All bedrooms have en-suite bathrooms with showers.

Rooftop / Solarium: Magnificent chill-out area on the rooftop with an outdoor jacuzzi, ideal for relaxing while enjoying stunning panoramic views of the sea and mountains.

Basement: Spacious covered garage for four vehicles, laundry area, built-in closets, and an additional bedroom with sofa bed, bathroom with shower, and access to an

English patio.

Located between the sea and the mountains, this villa blends perfectly into a natural environment of absolute peace and tranquility, making it a unique property to enjoy the Cadiz coast.

Legal Note:The information in this listing may contain errors or omissions and is not contractual. In accordance with Decree 218/2005, of October 11, clients are informed that notarial, registry, ITP, and other costs inherent to the sale are not included in the price. For updated information and full terms, please consult the agency.

TERRACE	A.C	GARAGE	STORAGE ROOM
Yes	Yes	Yes	No
POOL	GARDEN	FIREPLACE	HEATING
Yes	Yes	No	Yes