



2.900.000€

BEACHFRONT VILLA ON TWO PLOTS FOR SALE IN ATLANTERRA

REFERENCE	Bedrooms	Toilets	M ²	M ² PLOT
000796	3	2	2877.85	2877.85

Unique opportunity in one of the most sought-after areas of the Cadiz coast. Just 200 meters walk from the emblematic Playa de los Alemanes, this property is located in the second line and offers spectacular sea views from its elevated position.

The sale includes two contiguous plots with a total of 2,900 m², which offers multiple possibilities: from a large luxury villa with spacious gardens to the option of selling separately or developing two independent houses.

There is currently a main house of approximately 100 m², distributed in an entrance hall, hallway, living-dining room, kitchen, two bedrooms, and a bathroom. The house offers unparalleled views of the sea and Playa de los Alemanes, perfect for enjoying the surroundings throughout the year.

Additionally, the property has a second building: on the ground floor, there is a storage room, and on the upper floor, there is a cozy studio with kitchen and bathroom, ideal as accommodation for guests or as independent space.

A gem for visionaries, investors, or those who dream of a home in a quiet, exclusive enclave surrounded by nature.

In accordance with the provisions of Decree 218/2005, of October 11, the client is informed that notary fees, registration fees, transfer tax, and other possible expenses inherent to the sale are not included in the price.

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