

Villa in Arriate

Reference: R5417725



Bedrooms: 5

Bathrooms: 4

M<sup>2</sup>: 508

Price: 375,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 24th June  
2026





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**Overview:** Spectacular Detached Villa in an Exclusive Residential Development near Ronda. Discover this magnificent luxury home situated in a peaceful residential development less than 10 minutes from Ronda. With over 500 m<sup>2</sup> of floor space spread over two storeys, plus a basement and attic, this detached villa offers the perfect combination of comfort, design and functionality. The property is connected by a lift, providing easy access to all levels of this exceptional home.

**Spacious and Light-Filled Rooms** The 136 m<sup>2</sup> ground floor features a spacious living room with direct access to the rear garden, where you'll find an 8 x 4 metre outdoor swimming pool and a barbecue area. The modern kitchen, complete with a pantry and utility room, a dining room, a guest toilet and a bedroom with an en-suite bathroom, complete this floor. Large windows flood every room with natural light, creating cosy and bright atmospheres.

**Bedrooms and Premium Comfort** The first floor, measuring 136 m<sup>2</sup>, features a luxurious master bedroom with a walk-in wardrobe and a large en-suite bathroom complete with a shower, jacuzzi and massage room. It also has three additional spacious bedrooms and one shared bathroom. The five bedrooms in total offer flexibility to suit the needs of any.

**Versatile Basement and Garage** The 235 m<sup>2</sup> basement with high ceilings is a functional gem: space for more than 6 cars, a storage room and a workshop. This versatile space offers a wide range of uses to suit your needs. The 60 m<sup>2</sup> unfinished attic offers further potential for conversion.

**Technical Features of Excellence** Built in 2008 and in perfect condition, this property features high-quality materials such as stone and wood. It has an aerothermal system for efficient climate control, a home automation system and an energy efficiency rating of Class A (consumption 12.00 kWh/m<sup>2</sup> per year). CO<sub>2</sub> emissions are also Class A (4.50 kg CO<sub>2</sub>/m<sup>2</sup> per year), guaranteeing maximum efficiency and sustainability.

**Privileged Setting** The 546 m<sup>2</sup> plot includes two large terraces overlooking the Andalusian countryside, a dry garden and access to a beautiful natural setting with hiking trails, a birdwatching spot and a lovely stream leading down to the white village of Arriate. Strategically located with a south-west facing aspect.

**Details That Make the Difference** Fitted wardrobes in the bedrooms, 4 fully equipped bathrooms, a large garage with space for 6 vehicles, a storage room and 2 terraces with views. The proper

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Features:

Pool