



Price: €680,000  
Bedrooms: 4  
Bathrooms: 4  
M2 Living: 425<sup>2</sup>  
M2 Plot: 540<sup>2</sup>  
M2 Terrace: -  
Address: Motril, Granada

Luxury Detached Villa. 4 Bedrooms, 4 Bathrooms. Terrace and Garden. Swimming Pool. Garage. Beautiful Sea and Golf Course Views.

Essential Properties are delighted to offer a luxury detached villa situated alongside Los Moriscos Golf Course and only 400 metres from the beach.

The fully walled gardens feature a large front terrace with BBQ area, a covered area perfect for “al fresco” dining, additional attractive terraces plus a kidney-shaped swimming pool boasting superb views over the sea and golf course.

The accommodation is beautifully presented and comprises of

**Ground Floor:** A large lounge/dining room featuring a brick-built fireplace, air conditioning and french doors leading out onto a terrace, a modern fitted family bathroom, a spacious fitted kitchen/breakfast room with built-in appliances and a good selection of base and eye-level units plus a separate utility room.

A marble staircase leads up to the first floor consisting of a modern-fitted family shower room with twin sink units, 3 double bedrooms all enjoying fitted wardrobes and a large master bedroom featuring a walk-in wardrobe and 2 balconies overlooking the golf course and an en-suite shower room with power shower.

The property also benefits from an open-plan room on the 2nd floor ideal for use as an entertainment/games room.

A large underbuild/integral garage with a corner fireplace and family shower room offers enormous scope

to create a self-contained guest apartment to generate an income.

Additional features include communal tennis and padel courts.

Ideally located only 400 metres from the beach and overlooking the golf course. Motril is only a 15 minute drive.

The busy seaside town of Motril is located on the Costa Tropical featuring a pretty marina offering water sports and boat excursions and the surrounding countryside is ideal for hikers, rock climbers and cyclists. The town has many cultural attractions plus beautiful wide open beaches.

Granada city centre can be reached in 50 minutes by car, approximately 1 hour to Granada and Malaga airports and 1hr 15 minutes to the ski slopes of Sierra Nevada.

