

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 5 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5327659 €2,150,000

BEDS

5

BATHS

5

BUILT

496 m<sup>2</sup>

PLOT

12150 m<sup>2</sup>

TERRACE

26 m<sup>2</sup>

MODERN VILLA BARRANCO BLANCO: AN EXCLUSIVE OASIS OF LUXURY 20 MINUTES FROM THE MEDITERRANEAN SEA

If you believe the perfect dream villa in Spain doesn't exist, you are mistaken. This villa, located within walking distance of the famous waterfalls of the Barranco Blanco—an officially protected natural wonder—offers a rare paradox: the total privacy of a gated private estate, while being just 10 minutes from vibrant villages and 20 minutes from the beaches of Cala de Mijas.

STRATEGIC FREEDOM: PEACE WITHOUT ISOLATION

- 10 min: The facilities of Alhaurín el Grande and Coín.
- 20 min: The beaches of Cala de Mijas.
- 35 min: Marbella and Málaga International Airport.

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## HIGHLIGHTS

- Main Villa: 360 m<sup>2</sup>
- Guest House: 116 m<sup>2</sup>
- Garages & Storage: 153 m<sup>2</sup>
- Plot: 12,150 m<sup>2</sup>
- Features: Heated Saltwater Pool, Tennis Court, Underfloor Heating, Micro-Cement Flooring, Bulthaup Designer Kitchen, Steam Shower, Solar Power System, Private Water Well, Mango & Avocado Orchard

## THE ARRIVAL: A SENSORY EXPERIENCE

Your journey home takes you along the characteristic forest road of the Barranco Blanco, immediately surrounded by the healing scent of pine trees and wild thyme. You pass the imposing gate and drive past your own fenced tennis court and the completely detached guesthouse, which is situated at a respectful distance from the main villa. This ensures that both you and your guests enjoy complete discretion.

The villa itself has been completely renovated to Northern European standards using highest-quality materials (including micro-cement floors) and offers the immediate comfort of underfloor heating on the ground floor. The layout on this level is perfect for both living and hosting:

- Two spacious guest rooms with en-suite bathrooms and views of the lush gardens.
- A stylish guest toilet.
- The master suite featuring large built-in wardrobes and an en-suite bathroom equipped with both a luxury steam shower and a generous bathtub.

## HIGH-END COMFORT AND DISCRETION

The entire villa is equipped with air conditioning. In the royal living room, a modern fireplace provides a focal point of peace, while large windows fill the room with natural light without sacrificing intimacy. The exclusive Bulthaup kitchen, fitted with luxury Miele appliances including a steam oven, is strategically located at the side of the villa and features its own entrance—ideal for discrete provisioning without disturbing the rest of the house.

Via the stairs, you reach the upper floor, which contains a spacious office/lounge area (potentially a 4th bedroom) with views over the garden. The Garden Level at the bottom features its own garden entrance; this bright space was previously used as a gym but offers every possibility to be transformed into a self-contained guest apartment, a wine cellar, or an entertainment room.

## A TROPICAL EDEN: UNIQUE LAWNS AND WATERFALLS

What makes this villa even more unique in Southern Spain are the lush, automatically irrigated lawns. In this climate, such a green expanse is a symbol of pure luxury and abundance. While living within walking distance of famous waterfalls, you can enjoy your own tropical orchard with mangoes, avocados, figs, dates, citrus fruits, and an abundance of exotic flowers and plants.

- Wellness: Relax by the heated saltwater pool or follow the spiral staircase to a shaded oasis, where spring water streams flow through private fish ponds back into the currents of the Barranco Blanco.
- Gastronomy: Dine under the stars in the covered outdoor kitchen using ingredients that can be grown in

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your own terraced vegetable garden, which is directly accessible from the kitchen.

## INVOLABLE AUTONOMY: YOUR OWN KINGDOM

This estate is designed for the discerning owner who values complete independence. Thanks to an advanced system of the latest generation solar panels with industrial battery storage and private, inexhaustible water sources, you can remain entirely free from external suppliers. A water purification system in the kitchen filters any impurities from the spring water, allowing you to consume it with total peace of mind. You enjoy maximum luxury with the certainty that your domain remains operational and self-sufficient under all circumstances.

## SUPERIOR HOSPITALITY WITH ABSOLUTE PRIVACY

One of the most thoughtful aspects of the estate is the positioning of the outbuildings, which guarantees privacy for the main villa:

- **The Private Guesthouse:** Strategically located near the entrance of the plot, at a wide distance from the villa. This charming, fully independent residence is an oasis in itself. It is equipped with air conditioning for summer and its own fireplace for cozy winter evenings. Featuring a complete kitchen, luxury bathroom, private patio, and a clever sleeping loft (suitable for two extra guests), it offers visitors or staff a five-star experience in complete discretion.
- **Unlimited Potential (153m<sup>2</sup> of Outbuildings):** The estate features two imposing garage blocks of 90 m<sup>2</sup> and 63 m<sup>2</sup>. Both buildings are already equipped with water and electricity. These spaces are not only suitable for an extensive car collection but also form the perfect base for creating extra luxury guest suites or an exclusive B&B concept without compromising your personal privacy.
- **Facilities for Animals:** Lovers of the country life and their four-legged friends have also been considered. There is a large, professionally fenced dog domain and a high-quality, predator-proof chicken coop for your own fresh organic eggs.

## TECHNICAL SPECIFICATIONS & FEATURES

- **Plot Size:** 12.150 m<sup>2</sup> (entirely private domain)
- **Villa Living Area:** 360 m<sup>2</sup> (excluding terraces)
- **Total Villa Area:** 386 m<sup>2</sup> (including covered terraces)
- **Guesthouse Area:** 116 m<sup>2</sup>
- **Heated Saltwater Pool:** 53 m<sup>2</sup>
- **Garages and Storage:** 153 m<sup>2</sup>

## LAYOUT & COMFORT

- **Villa Sleeping Quarters:** 3 royal bedrooms + office space + multifunctional Garden Level floor.
- **Villa Bathrooms:** 3 en-suite bathrooms + a stylish guest toilet.
- **Guesthouse Layout:** 1 bedroom + a 'smart' loft for extra sleeping capacity and 1 bathroom.
- **Culinary Facilities:** Exclusive Bulthaup kitchen in the villa, a fully equipped outdoor kitchen, and an independent kitchen in the guesthouse.

## CLIMATE CONTROL

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- Heating: Underfloor heating throughout the ground floor of the villa; atmospheric fireplaces in both the villa and the guesthouse.
- Cooling: Full air conditioning in both the main villa and the guesthouse.

## AUTONOMY & UTILITIES

- Energy: Advanced Deye energy system with 15 solar panels and a powerful storage capacity of 3 lithium batteries (approx. 15 kWh), including a backup connection to the grid.
- Water Supply: Entirely private water supply via private wells and large storage deposits.
- Outdoor Space: Automatic irrigation for the extensive lawns; private mango and avocado grove.
- Luxury Extras: Professional dog kennel, predator-proof chicken coop, and a tennis court.

## POINTS OF INTEREST

- Airport: 35 minutes
- Beach: 20 minutes
- Supermarkets: 15 minutes (Lidl, Aldi, Mercadona)
- Golf Courses: 10 minutes
- Hospitals & Private Clinics: Both within a 20-minute radius
- Restaurants and Bars: 10 minutes

IBI: €980 per year

GARBAGE TAX: €180 per year



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