



Villa in Pedregalejo

A charming original period villa in Pedregalejo that has been lovingly renovated and refurbished to accommodate seven guest-rooms plus owners living quarter.

Type of building Detached edifice with large garden, built in eclectic style and therefore a listed and protected building unique of its kind in Malaga. In the back garden are two individual houses now converted into guest units. Car and pedestrian access is from Ave. JS Elcano and from Calle San Mateo pedestrian only.

Rooms The property comprises on the ground floor of the living area with a grand entrance hall open to the roof with a total ceiling height of approx. 8 metres. The splendid open living - dining area with original fireplace and bay window. The large fully equipped and modern kitchen with day to day eating corner and with good size larder and laundry section and toilet - washbasin. On this floor are also 5 ensuite guest rooms. On the first floor, we find two good size bedrooms, family bathroom, large master bedroom with ensuite bathroom, second living room become library, games room and study area with an office or additional bedroom in the

tower. In total there are 11 bedrooms, of which seven are ensuite and designed to be rented out individually or can be used by family and friends who are visiting. There are 9 bathrooms and two toilets with handbasin.

Garden Consists of well-established trees such as Washingtonia palm trees, mature huge pine tree, papaya, mandarin and a Judas, some lawn and easy to maintain white gravel in parts of it as after installing the pool more work needs to be carried out. Licence has been obtained and pre installation for pool are ready.

Renovation Extensive renovation has been undertaken in 2015/16 to the highest standards. The entire house was stripped down to the bare walls and new plumbing, wiring, etc. installed throughout. With much respect to the original style preserving and reusing the authentic material whilst combining some modern architectural features. Insulation throughout (exterior walls and roof) against heat and cold. Energy efficient new wooden windows. Old floor tiles reinstalled and surrounded with micro-cement floor. Wooden parquet in living room. Upstairs micro-cement floor. Fully equipped tailor-made kitchen. Smeg luxury gas stove and oven. American size refrigerator. Larder equipped to install additional dishwasher and sink as well as an ice machine. New bathrooms with rainfall showers and tailor made furniture.

Use As private residence or as Bed & Breakfast. The house can easily be turned into a professional small luxury boutique hotel. Ideal also for large family or someone requiring permanent staff on premises.

Technical installations Floor heating in living quarters and bedrooms. Air-con units with hot and cold function in guest area. Solar energy panels installed on roof. Gas for kitchen. Plumbing as well as all wiring and cabling entirely new. Installations for swimming pool ready. Own well water. Alarm with separate zone for guest area.

- Parking** Car access from Av. JS Elcano through old gate with remote control. Openair parking on gravel for four cars. Can easily be extended.
- Furniture** Sale price includes kitchen appliances and new beds, mattresses, linen, etc. for guest rooms, as well as tailor-made fixtures for all bathrooms. Antique furniture in guest rooms can be acquired additionally.
- Location** Pedregalejo is a suburb of Malaga, around 12 minutes from city centre and 200 meters from its beach. It has regular bus service from and to the center and taxi stand is nearby. Schools, local shops and market, banks are in short walking distance. Bars and the famous fish restaurants of the area are near. Situated in a friendly residential neighbourhood with a healthy mixture of Spaniards and expats.

Facts

Usable space: 485 sqm

Land approx: 1000 sqm

Built: 1930's - Renovated 2016

Price: **2,150 000€**

The major work on the property has been finished and there are still a few more tasks outstanding such as the drive and parking area, the roofing of the technical room, pool and garden and other small details but the price is for the finished product.