



El Forestal 35

La Manga Club

£999.950

- 1,279 m2 plot
- 625 m2 construction
- Garage
- Four Bedrooms
- Four Bathrooms
- Peaceful Location
- Private Pool
- La Manga Club Views
- Extensive Outdoor Living

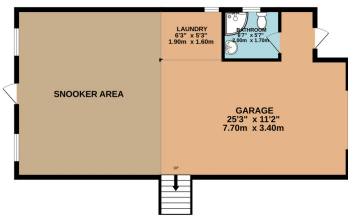
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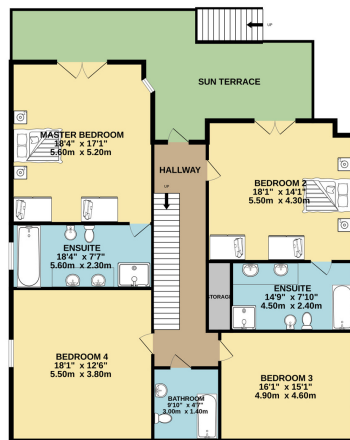
We feel privileged to offer this impressive and very rare villa, as Sole Agents, in the community of El Forestal, an exclusive development that can be found on the Resort's periphery surrounded by pine trees and nature. Located in an elevated position, this Villa boasts a 1.279 m2 plot and enjoys a large outside space and garden surrounded by mature vegetation and La Manga Club views in the distance. Privacy will be guaranteed while you enjoy a swim in your private pool or a relaxing dinner under the stars. The sleeping accommodation resides on the middle level, with access to a terrace and the main garden. The spacious lounge will catch everybody's eye, as its high ceilings with exposed beams won't go unnoticed. The extensive kitchen enjoys its own balcony and there is even an office on this main level. The lower level boasts a garage, a toilet, and additional rooms that will become the perfect blank canvas to turn into a games room, cinema room, etc, possibilities are endless. Having been a home since its construction in 2000, this four-bedroom villa has a charming style that no one should miss.

Community fees: El Forestal Community: 658,43 €, with a 10% discount for prompt payment. LMC Community: 2.981,85 € with a 10% discount for prompt payment

NEW FLOOR
795 sq.ft. (73.9 sq.m.) approx.



MIDDLE LEVEL
1712 sq.ft. (158.1 sq.m.) approx.



GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 3649 sq.ft. (339.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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