

# *The Almijara Villa* A UNIQUE SEASIDE EXPERIENCE

LA HERRADURA, COSTA TROPICAL (GRANADA)







# *The Almijara Villa*

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# *Costa Tropical*

## ENJOY EVERY DAY

The Almirajara Villa is located in La Herradura, west of Costa Tropical, and only 80km from Granada and 70km from Málaga. It is worth noting the climate in this area, thanks to which you can enjoy pleasant walks along the beach all year round.

Costa Tropical offers a wide range of cultural, gastronomic and, above all, outdoor activities.







# *The Villa*

## INTEGRATION WITH THE LANDSCAPE

Designed by renowned architect GUILLERMO SÁNCHEZ GALDÓ. The house is based on a concept of volumetric surfaces that converge at the lower level in a large porch with amazing sea views.

All rooms are facing south, getting natural light invades every corner.



His presidential entrance gives way to a 3 levels house:

LEVEL -1: Guest bedroom and laundry.

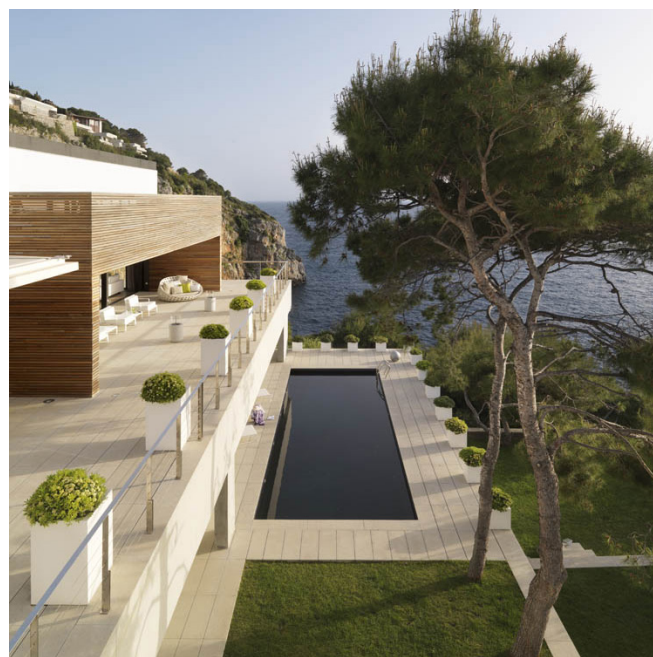
LEVEL 0: Living room, kitchen, service area and children's bedrooms.

LEVEL 1: Master suite.





*Direct access to the sea*



LAND  
3.999 m<sup>2</sup>

HOUSE  
794,37 m<sup>2</sup>

TERRACES  
447 m<sup>2</sup>



## *Hall*

### UNFORGETTABLE FIRST IMPRESSION

As soon as we entered the house, we found the hall. Its distribution, around an interior garden, allows light to invade this space completely. Through it, you can see a window that communicates with the kitchen, providing continuity between rooms.

Beauty and functionality come together to give a spectacular welcome.





# *Kitchen*

MORE THAN JUST A  
PLACE TO COOK



Once we passed the hall, we find the kitchen.

Designed by BULTHAUP, this space is vital in the dwelling, becoming the heart of the house, where life goes by.

The island, with double functionality, allows to move freely and at the same time offers the maximum storage space. It thus becomes the center of communication and everyday pleasures.





The direct access to the terrace and the large windows makes the area double. In addition, you will have the privilege of enjoying the unbeatable views offered by the surroundings.

The design of the furniture is joined by the quality of the appliances of the German company GAGGENAUS. It stands out for its perfect functionality and its rigorous efficiency.

# *Living room*

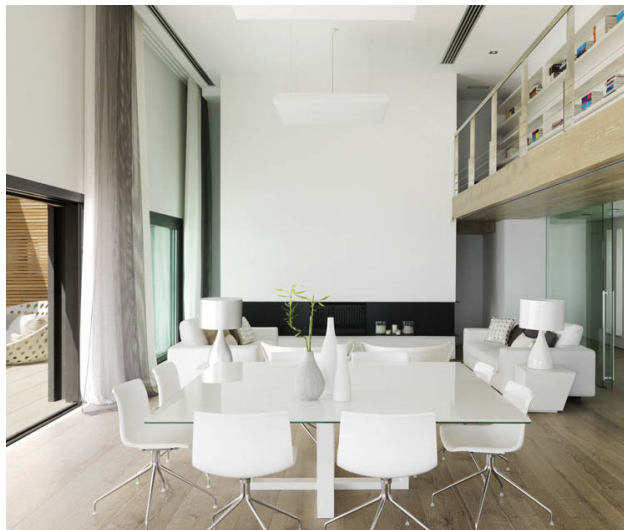
## DESIGN AND COMFORT

We leave the kitchen behind and enter the living room. A place that will become a real refuge in which to enjoy long after-dinner conversations with the sound of the sea like soft ambient music.

Its double height lets see a library that flies over one side of the room. A true oasis for book lovers.

The floor consists of SCHOTTEN & HANSEN parquet, an exclusive finish that combines the quality of traditional solid wood with the latest cutting-edge technologies, while retaining all the advantages of a natural material with undeniable beauty and quality.







# *Terrace*

## AMAZING SEA VIEWS

Continuing with the kitchen and living room, you can enjoy more than 170 m<sup>2</sup> of terrace. A multifunctional space where you can combine lunches and dinners outdoors with magical sunsets and full moon nights. And all in an incomparable setting surrounded by nature.

The mild temperatures offered by the Tropical Coast make the outdoor areas, with no doubt, the most important part of the house.

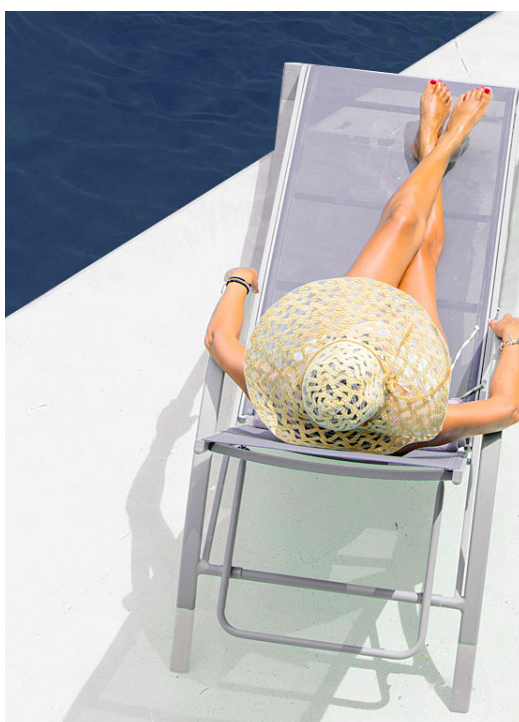


An idyllic place overlooking the Mediterranean Sea.



*" You can not be unhappy when you have  
this: the smell of the sea, the sand under  
your fingers, the air, the wind. "*

(Irène Némirovsky)



## *Swimming pool*

THE SUMMER STAR

We move to the lower level where the house opens to an extraordinary porch with outdoor pool and garden areas.

Completing this space, the pool area has a small kitchen to offer the services you need to enjoy every moment.





## *Master suite* PRIVACY AND RELAXATION

On the upper level, and independently, the master suite is located. Feel the privilege of getting up in the morning and breathing fresh air in front of the sea.

The direct access to a large terrace with viewpoint, extends the stay to the outside without losing privacy.







*Children  
area*  
COLOR EXPLOSION



In Villa La Almijara there is a space reserved for the little ones. Additionally to having two double bedrooms reserved for them, it also has a games room. A fun, dynamic and perfect corner to encourage coexistence.



Without forgetting the incredible views, which do not disappear at any time during the tour.



## *Guest area*

### FEEL AT HOME

At level -1, next to the pool, is the guest area. A separate room for your family and friends to enjoy privacy. It has its own bathroom and dressing room.

The materials used make this space a functional, modern and cozy place. BATEIG natural stone and IPE wood have been combined on the floor, adding warmth to the room..



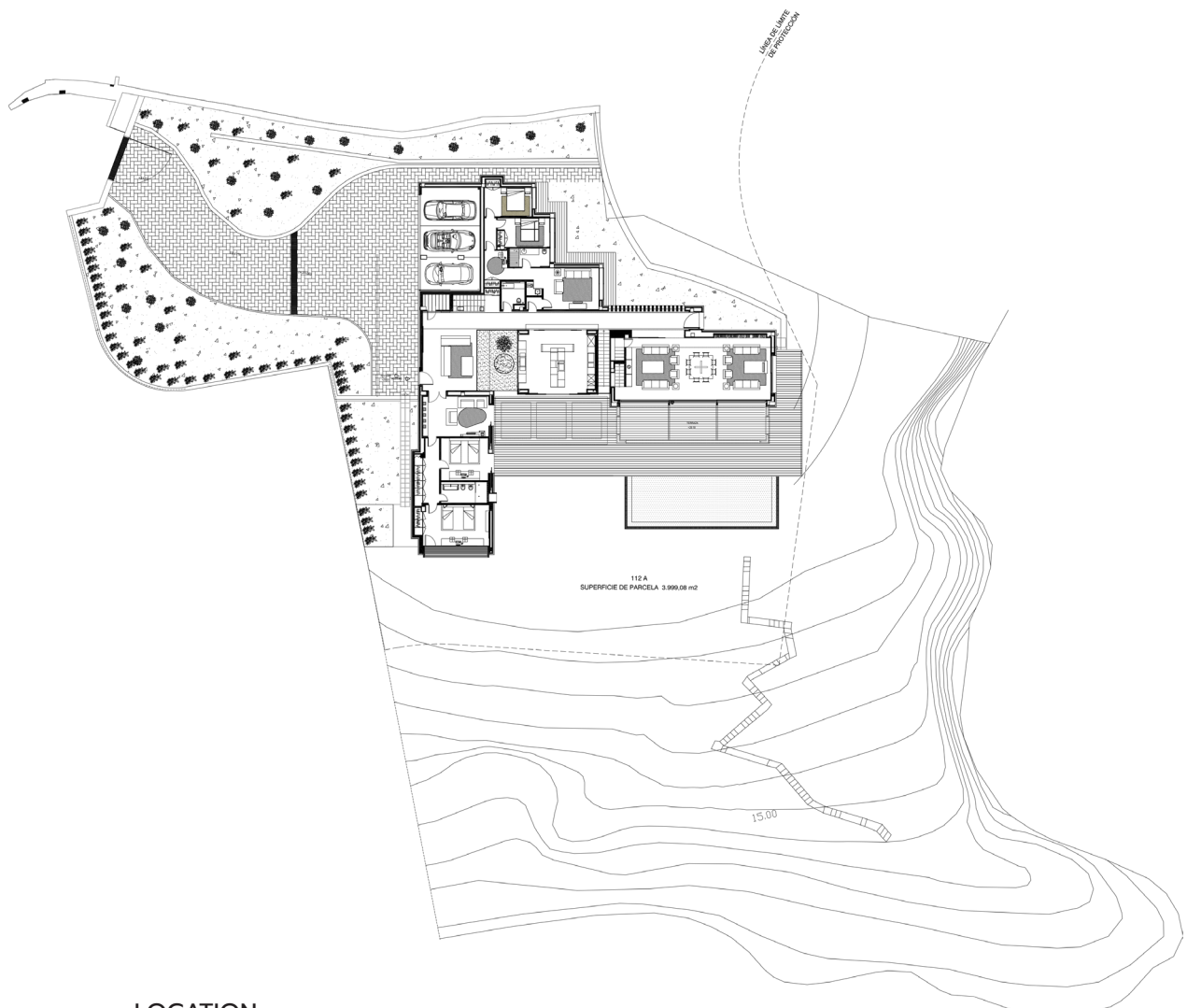


# Floor Plans

## THE HOUSE IN DETAIL



LAND AREA 3.999,08 M<sup>2</sup>  
TOTAL VILLA AREA 794,37 M<sup>2</sup>



LOCATION

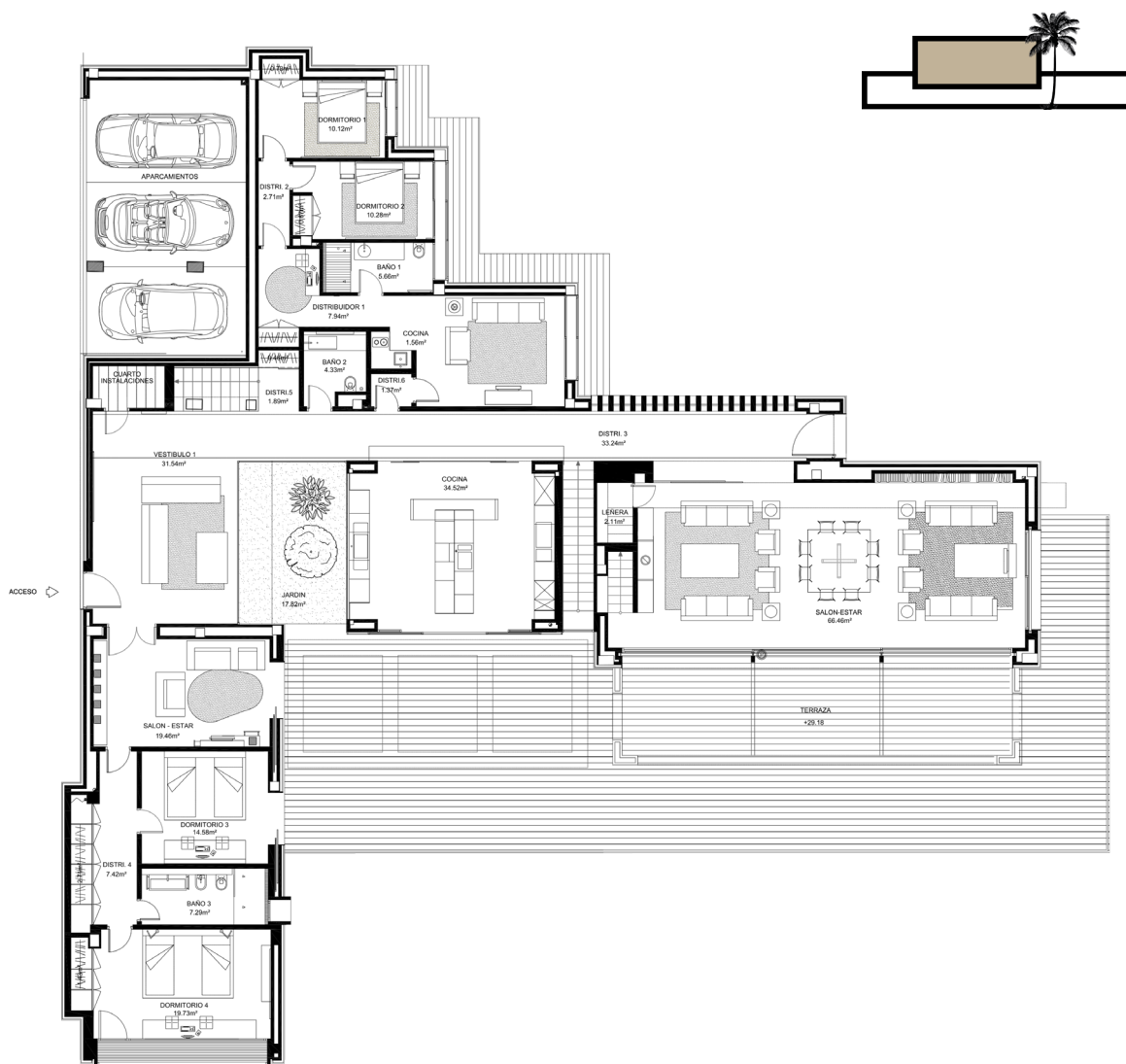


FLOOR -1

LAUNDRY	21,70 M <sup>2</sup>
GUEST ROOM	26,05 M <sup>2</sup>
WARDROBE	6,42 M <sup>2</sup>
BATHROOM	7,00 M <sup>2</sup>
HALLWAY	10,89 M <sup>2</sup>
KITCHEN	1,63 M <sup>2</sup>
TOILETE	3,62 M <sup>2</sup>
PORCH	267,72 M <sup>2</sup>
SWIMMING POOL	48,00 M <sup>2</sup>

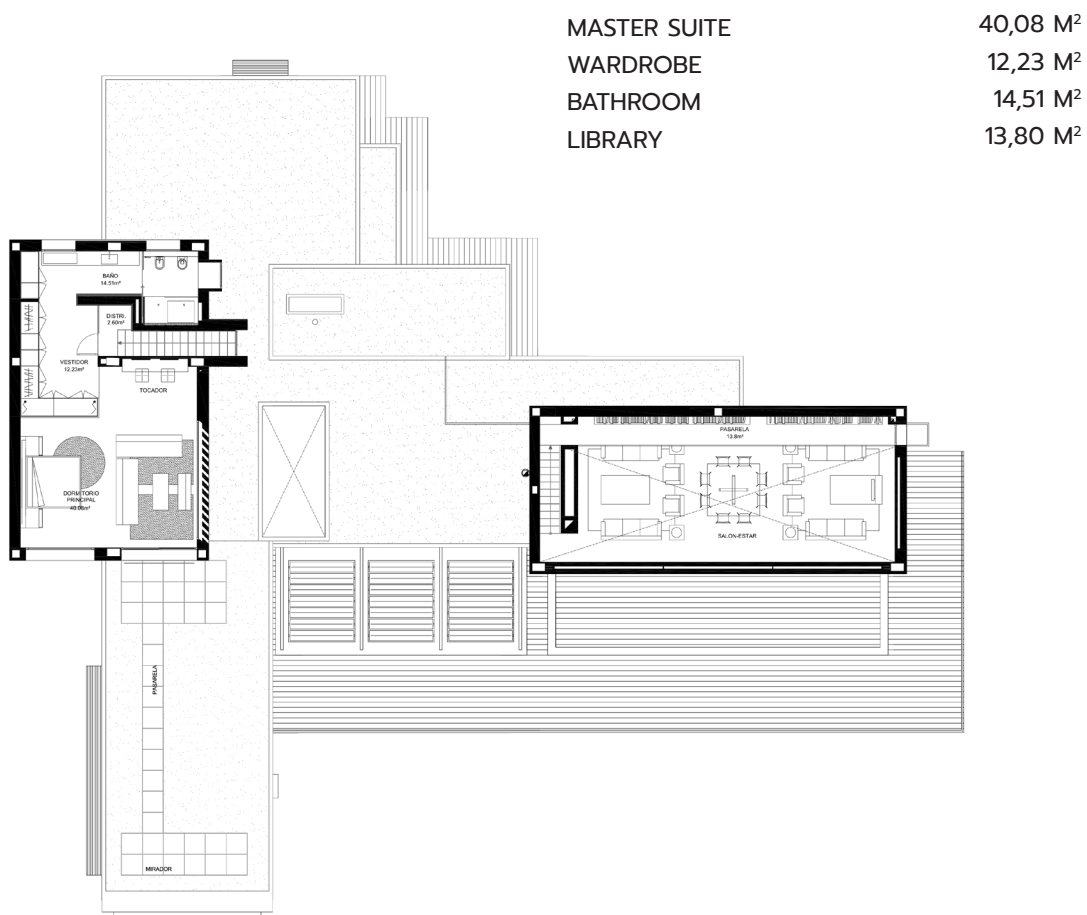




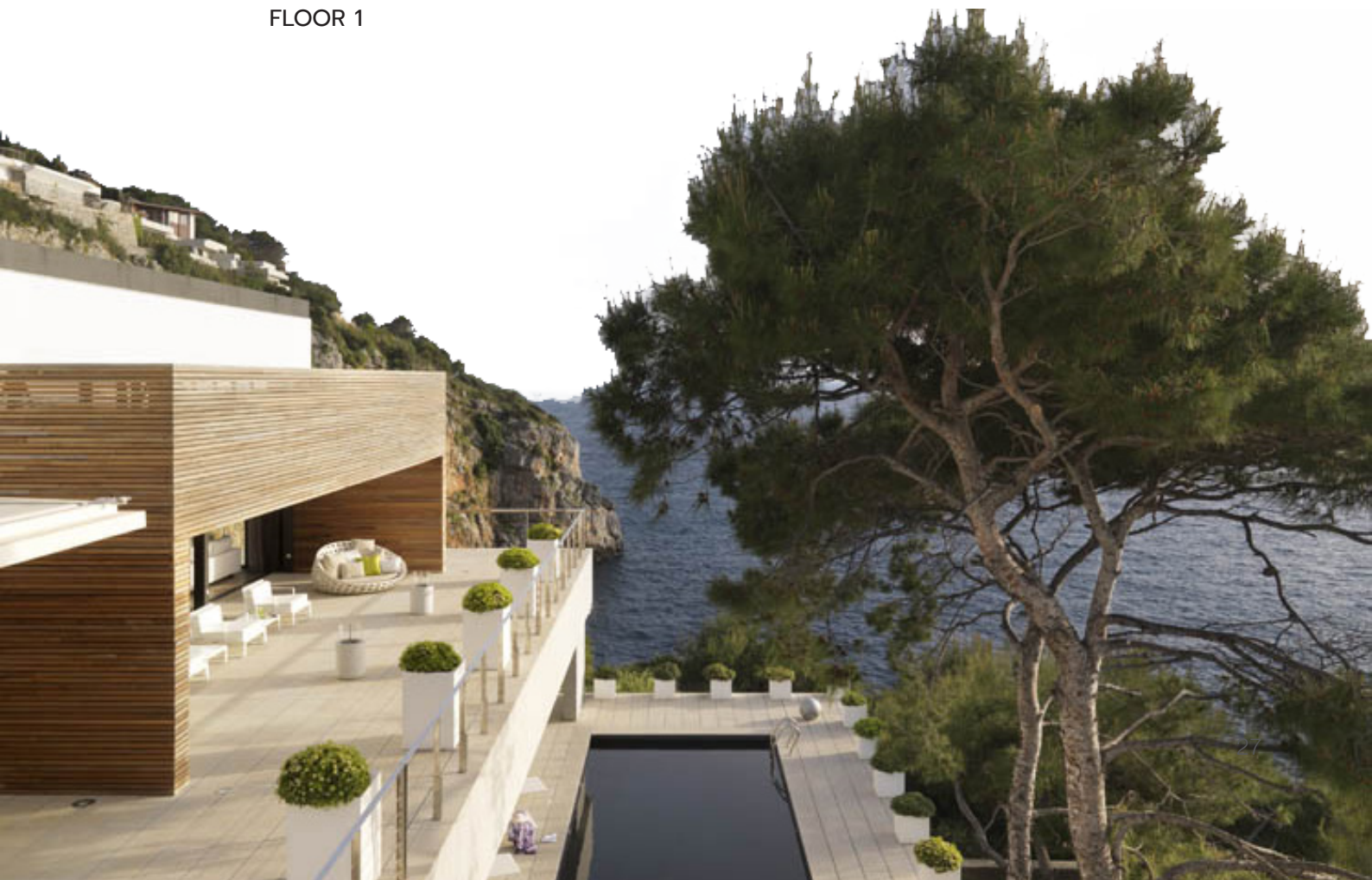


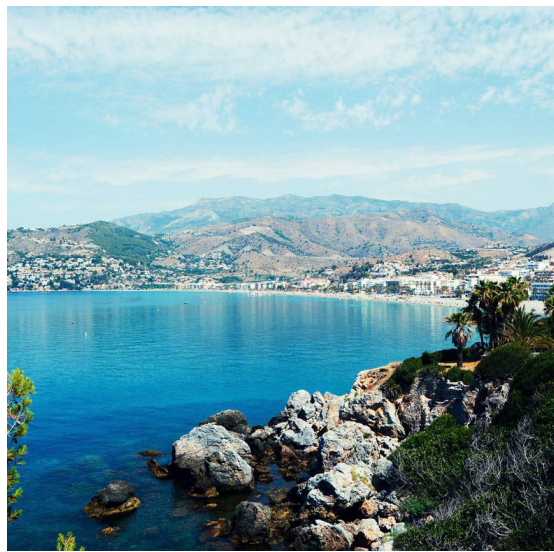
FLOOR 0

HALL	31,54 M²
GARDEN	17,82 M²
KITCHEN 1	34,52 M²
LIVING ROOM 1	66,46 M²
BEDROOM 1	10,12 M²
BEDROOM 2	10,28 M²
BATHROOM 1	5,66 M²
KITCHEN 2	1,56 M²
BATHROOM 2	4,33 M²
LIVING ROOM 2	17,96 M²
BEDROOM 3	14,58 M²
BATHROOM 3	7,29 M²
BEDROOM 4	19,73 M²
LIVING ROOM 3	19,46 M²
TERRACE	179,47 M²



FLOOR 1





*The beginning of a  
new story*

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