

# Townhouse for sale in Rincón de la Victoria, Rincón de la Victoria

450,000 €

Reference: R4821547 Bedrooms: 3 Bathrooms: 3 Build Size: 163m<sup>2</sup>





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## Costa del Sol East, Rincón de la Victoria

This villa is a high-end property, is in excellent condition and has a number of features that make it ideal for a comfortable and safe life, built with quality materials and attention to detail.

Externally, it has an elegant facade and large windows that allow an excellent entry of natural light. Among its main advantages, it has high efficiency solar panels, which ensures a sustainable energy supply that considerably reduces electricity costs, in addition to ensuring low energy consumption, contributing to savings and care for the environment.

In terms of security, the property is equipped with solid and security doors, providing additional peace of mind. All windows are double glazed and tilt and turn, which ensures excellent thermal and acoustic insulation, in addition to allowing adequate ventilation throughout the house. The interior of the villa is in an excellent state of preservation, with luxury finishes in all rooms. The rooms are spacious and bright, with large closets and air conditioning. The kitchen is fully equipped and furnished.

It has a total of 4 terraces, one at the entrance with morning sun, one in the back equipped with awning with afternoon sun which we access through the kitchen and two more (one on each side) at the top of the house, these spaces are ideal for enjoying the outdoors in any season. The villa has a parking space with capacity for one vehicle and direct access to the house.

Last but not least, this villa has a versatile basement designed for leisure and equipped with a full bathroom and a bar area, perfect to be used as a game room, home theater, meeting room or gym. In short, this villa combines elegance, sustainability and comfort, being an ideal choice for those looking for a high quality property in impeccable condition just 800 meters from the beach of Rincon de la Victoria.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. SDM



## Features:

### Features

Covered Terrace

Solarium

Wood Flooring

Barbeque

Basement

### Condition

Good

### Energy Rating

A

### Orientation

East

### Pool

Communal

### CO2 Emission Rating

A

### Climate Control

Central Heating

### Furniture

Not Furnished