



## Detached Villa for sale in La Viñuela, La Viñuela

345.000 - 360.000 €

Referentie: R4927048 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 600m<sup>2</sup> - 609m<sup>2</sup> Perceelgrootte: 102m<sup>2</sup> - 103m<sup>2</sup>





---

## Axarquía, La Viñuela

Discover the Home of Your Dreams in an Incomparable Natural Environment. An exclusive development of villas designed for those looking for a home that combines tranquility, comfort and proximity to nature without sacrificing modern comforts. Located in a privileged enclave next to the La Viñuela reservoir, this development offers you a unique lifestyle, surrounded by stunning natural views and just 15 minutes from the coast and 10 minutes from Velez Malaga. Features of the properties: Each villa is carefully designed to maximize comfort and efficiency. With plots of over 600 m<sup>2</sup>, each home has 3 spacious bedrooms and 2 full bathrooms. The rooms extend to the outside, connecting perfectly with the garden and creating an ideal space to enjoy the serenity offered by this natural environment. Premium Finishes: High quality materials for an impeccable and durable finish. Fully Equipped Kitchen: Includes state-of-the-art furniture and appliances. PVC Carpentry: Double glazing for greater thermal and acoustic insulation. Advanced Air Conditioning: Pre-installation of air conditioning ducts and mechanical ventilation for optimum comfort throughout the year. Sustainability: Aerothermal system with a 200 liter tank, ensuring energy efficiency. Luxury details: Modern bathroom furniture, barbecue area ideal for gatherings, storage room and a porch to enjoy the outdoors. Optional Pool: Customize your villa with an 18 m<sup>2</sup> pool for an additional cost of 25,000 euros. Connectivity and Access The strategic location of the new development allows easy and quick access to the main highway, connecting you to the main points of interest in the region. Enjoy the proximity to the coast while living in a quiet and safe environment. Don't miss the opportunity to be part of this exclusive community. Find out more and secure your new home in the development.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Dubbele beglazing  
Inbouwkasten  
Barbecue

### Uitzicht

Country Bekeken  
Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Beveiliging

Deurbel met intercom

### Zonorientatie

North East Orientation

### Ligging

Dicht bij winkels  
Dichtbij stad  
Landelijk

### Keuken

Volledig ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

private Parking  
Open Parkeergelegenheid

### Klimaatbeheersing

Vooraf geïnstalleerde A/C

### Huidige Staat

Nieuwbouw

### Tuin

private Garden  
aangelegde tuin

### Categorie

Nieuwbouw