

## Detached Villa for sale in El Palo, Málaga

950,000 €

Reference: R4849207 Bedrooms: 8 Bathrooms: 4 Plot Size: 557m<sup>2</sup> Build Size: 437m<sup>2</sup>



## Costa del Sol, El Palo

### NEW PROFESSIONAL PHOTO REPORTAGE!!!!

We present this one-storey villa, with immense potential and a privileged location. With almost 500 meters built and a plot of almost 1000 square meters, this property offers endless possibilities to create the home of your dreams.

It enjoys an entrance hall, a cozy living room, a separate dining room, a functional kitchen, four bedrooms, two bathrooms, toilet, toilet and pantry.

The main facade, facing east, gives you natural light all day long.

Relax in your own private oasis, with a large garden and seating areas perfect for enjoying the outdoors.

Located in Miraflores de El Palo, one of the most sought after neighborhoods in Malaga, you will have access to all the amenities and services you need.

This property offers an excellent opportunity to make a reform and customize it to your liking, in fact there is a reform proposal with renderings and turnkey price of 1.495.000€ including the complete update of the house, permits and licenses. Giving the possibility to sit down with the architect to negotiate possible variations in the initial project of your dream home. Imagine transforming this space into a modern and functional home, without giving up the warmth and character of a traditional home.

We understand that you may have doubts about the difference between the built meters that appear in the nota simple and in the cadastre. To solve this situation, we offer you a certificate of antiquity made by an architect, which accredits the real surface of the property. This document will be included in the deed of sale, guaranteeing the total transparency and security of the transaction.

If you are looking for a spacious property with great potential for renovation, this villa is perfect for you. Contact me to arrange a visit and discover all that this property has to offer.

In compliance with the decree of the Junta de Andalucía 218/2005 of October 11, 2005, the client is informed that notary fees, registration fees, ITP, are not included in the price, real estate brokerage is included in the price.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Utility Room  
Barbeque  
Courtesy Bus  
Near Church  
Basement  
Access for people with reduced mobility

### Views

Garden  
Courtyard  
Urban

### Furniture

Fully Furnished

### Parking

Private  
Street

### Energy Rating

E

### Orientation

East

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Marina  
Close To Marina

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

E

### Climate Control

Air Conditioning  
Fireplace

### Condition

Renovation Required

### Garden

Private

### Category

Investment