



## Townhouse for sale in Chilches, Velez-Málaga

**395,000 €**Reference: R5212174   Bedrooms: 4   Bathrooms: 2   Build Size: 141m<sup>2</sup>



## Costa del Sol East, Chilches

We present this wonderful townhouse located in a peaceful residential complex in Chilches, a highly sought-after area known for its quality of life, proximity to the beach, and excellent connections to Málaga and the Axarquía region. This home combines spacious living areas, natural light, and comfort, spread across three floors, designed to enjoy both indoor and outdoor spaces. **Outdoor Area and Access** The house is accessed through a large front terrace, perfect for creating an outdoor seating area, with enough space for a table, plants, or a chill-out zone. An ideal spot to enjoy the morning sun and welcome guests with charm and privacy. **Ground Floor: Day Area** Upon entering, you are greeted by a cozy and bright living-dining room, with ample space for a lounge and family dining area. The independent kitchen is spacious, functional, and comfortable, with direct access to a private rear patio, perfect for outdoor dining or creating a relaxing space with greenery or a barbecue. The kitchen also includes a pantry/laundry area, ideal for storage and organization. This floor also features a ground-floor bedroom, perfect as a guest room, home office, or main bedroom, and a full bathroom with shower. **First Floor: Sleeping Area** The upper floor houses the night area, with three large and bright bedrooms, all exterior and well-ventilated. The master bedroom stands out for its size and storage capacity, while the other two bedrooms offer versatility for families, remote work, or guests. A full bathroom with a bathtub serves the bedrooms on this floor. **Second Floor: Solarium Terrace** The top floor offers a large private solarium terrace, a perfect space to enjoy the sun, views, and tranquility. Ideal for a chill-out area, sunbathing, reading, or enjoying summer nights under the stars. **Amenities and Surroundings** The property is part of a well-maintained and quiet urbanization, with parking and a storage room, providing extra convenience and space. Thanks to its orientation and design, the house is bright and airy, with cross-ventilation and spacious rooms. **Prime Location** Chilches is a residential area of the Eastern Costa del Sol, well connected to the A-7 motorway and just minutes from the beach. It has schools, supermarkets, public transport, and all essential daily services. Only 10 minutes from Rincón de la Victoria and 25 minutes from Málaga city, this location offers the peace of a residential setting with the convenience of having everything nearby. **Summary** A perfect home for those seeking space, comfort, and quality of life, with large terraces, a private patio, solarium, and outdoor areas to enjoy the Mediterranean climate all year round. Ideal as a permanent residence or a family vacation home in one of the most pleasant areas of the Málaga coast. **Location: Chilches (Málaga)** **Layout:** 4 bedrooms | 2 bathrooms | living room | independent kitchen | front terrace | rear patio | solarium | pantry | storage room | parking The price shown does not include the expenses inherent to the purchase of real estate according to current legislation (Property Transfer Tax or VAT, notary fees, land registry fees, administrative fees, etc.). Additional expenses to the price, payable by the buyer, are: Property Transfer Tax (ITP) at 7% of the purchase price, notary fees, and land registry fees. A copy of the corresponding information sheet for this property is available at our office, as per Royal Decree of October 11th. The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice.

## Features:

Features	Climate Control	Condition
Covered Terrace	Air Conditioning	Good
Private Terrace	Central Heating	
Storage Room		
Marble Flooring		
Solarium		
Wood Flooring		
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Parking	Utilities	Energy Rating
Garage	Drinkable Water	E
CO2 Emission Rating		
D		