



## Villa for sale in Velez-Málaga

1,679,900 €

Reference: R4888222 Bedrooms: 5 Bathrooms: 4 Plot Size: 3,950m<sup>2</sup> Build Size: 1,196m<sup>2</sup>





## Costa del Sol East, Vélez-Málaga (town)

### INDEPENDENT HOUSE IN VÉLEZ-MÁLAGA

Discover your home in a privileged area of Vélez-Málaga, the capital of the Axarquía region, in the province of Málaga.

THIS CHARMING VILLA IS SPECIAL BECAUSE of its prime location on an extensive 3,669 m<sup>2</sup> plot, where natural light floods every corner of the house, creating a warm and spacious atmosphere from the very first moment. Situated in the prestigious La Lomilla neighborhood, this home offers the privacy and security your family deserves, accompanied by a wide range of amenities that will transform your daily life into an unparalleled experience. A fulfilling life with a spectacular pool surrounded by a large garden featuring a variety of fruit trees, including mangoes, lemon trees, orange trees, among others. Additionally, the property includes a garage with space for 4-5 cars, a gym room, and a large basement adaptable to all your needs. All of this in an environment that invites unforgettable family moments.

IT&apos;S IMPORTANT TO KNOW THAT one of the most attractive aspects of this property is the building potential and urban development report, which allows for the construction of 23 single-family homes on the plot. This project presents a unique opportunity for developers and real estate promoters interested in capitalizing on the area&apos;s growth.

Undeveloped area: Of the total 3,369 m<sup>2</sup> of the plot, a significant portion is available for the development of new housing. A report indicates the construction of 23 single-family homes in this area, ideal for a residential development project in a strategic and sought-after location.

Possible demolition and redevelopment: Additionally, the 1,196 m<sup>2</sup> of the current villa could be demolished to make way for new development. With a new building potential report, this space could accommodate between 10 and 15 additional homes, depending on the design and approach of the project. This further expands the possibilities to maximize return on investment, creating a larger and more attractive residential complex.

This impressive property, built with the highest quality materials, combines a traditional Andalusian style that ensures durability and elegance. The Macael marble flooring, Mongoy wood doors and windows, air conditioning system throughout the house, and integrated sound system are just some of the features that make this house unique. Additionally, it includes the convenience of an elevator and the advantage of a private well, ensuring a comfortable and self-sufficient lifestyle.

### LAYOUT:

This stunning Andalusian-style house spans 1,196 m<sup>2</sup> across three floors, offering spacious and charming areas. It also has four different entrances to the plot, providing flexibility for residents. Upon entering the property, a majestic staircase leads to the large wooden front door that opens to the interior. The traditional Andalusian design is manifested in a central courtyard with a fountain at its heart, bringing freshness and serenity to the house. The main staircase splits in two, leading to the second floor, though the house is also equipped with an elevator for easy movement between levels.

Ground floor: Here you&apos;ll find an impressive living room with two fireplaces, perfect for creating a cozy atmosphere on cooler evenings. The spacious, fully equipped kitchen includes a pantry, ideal for keeping everything organized. There is also a second living room with a fireplace and a guest toilet, an additional bedroom that could be used as a service room, and a courtesy bathroom.



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Second floor: This level hosts four bedrooms, all with walk-in closets and en-suite bathrooms. The master bedroom stands out with its large walk-in closet, luxurious bathroom with a jacuzzi, and a fireplace for added comfort and warmth. There is also a second living room with a fireplace, perfect for relaxation, and a guest toilet.

Basement: This level houses a garage with space for approximately five cars, a gym room with a sauna and bathroom, and a wine cellar, perfect for wine enthusiasts. Outside, there is an independent carport with space for about four additional vehicles.

Outdoor spaces: The villa features two terraces and a solarium, offering multiple spaces to enjoy the weather and views. The surrounding large garden includes a pool. The property has its own private well. Located 40 minutes by car from Málaga-Costa del Sol International Airport.

Vélez-Málaga station, bus stop at the market.

The brief information document is available. Expenses: Taxes (ITP or VAT+AJD) + Notary and registry fees.