



## Semi-Detached House for sale in Velez-Málaga

425,000 - 475,000 €

Reference: R4773817 Bedrooms: 4 Bathrooms: 3 Plot Size: 309m<sup>2</sup> Build Size: 150m<sup>2</sup>





## Costa del Sol East, Valle-Niza

New promotion of 4 semi-detached single-family houses located in the Niza Beach urbanisation, Valle-Niza, Torre del Mar.

Thanks to a good connection to the A7 motorway, Málaga City is 30 minutes and 35 minutes from Málaga airport.

These designer homes were designed by architect Javier Gámez,

featuring well-studied divisions, flat roofs, corners with sloping walls, double-height living rooms and large windows. An unusual and avant-garde design that sets them apart from the rest.

The properties are located in a cul-de-sac, ideal for more privacy, is 750 metres from the beach, facing the sea, south-west.

Plots of 309m<sup>2</sup>, 330m<sup>2</sup>, 412m<sup>2</sup> and 360m<sup>2</sup>. Built-up areas of the houses are all 150m<sup>2</sup>.

The houses are built in stages, adapted to the sloping slope of the site, maximising sea views.

Street level: Uncovered carport and covered garage of 30m<sup>2</sup>.

Level -1: Main house with double-height living room, American kitchen, 2 bedrooms and 2 bathrooms.

Level -2: 2 additional rooms, with natural light and ventilation, and a bathroom. Access both from the house and the garden.

Rest of plot: Solarium and 30m<sup>2</sup> swimming pool, private gardens.

The houses have a pergola interior patio connecting all their levels.

Energy class C

Start of works scheduled for September 2024.

Completion scheduled for September 2025.

Prices:

House 1: 425.000€

Houses 2 and 3: 450.000€

House 4: 475.000€



## Features:

### Features

Private Terrace  
Satellite TV  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Views

Sea

### Pool

Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Luxury  
Contemporary  
New Development  
Off Plan

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Garage  
Open  
Covered