



## Villa for sale in La Viñuela

**295,000 €**

Reference: R5122759   Bedrooms: 3   Bathrooms: 2   Plot Size: 600m<sup>2</sup>   Build Size: 113m<sup>2</sup>





## Axarquía, La Viñuela

Last opportunity to own a detached villa for the price of a small apartment in Málaga or Madrid. Enjoy stunning views of the La Viñuela reservoir and La Maroma peak from your brand-new detached villa, located in one of the most peaceful and sought-after areas of the Costa del Sol. A home designed for those seeking space, privacy, and quality of life, featuring spacious rooms, high ceilings, abundant natural light, and high energy efficiency, all set within a privileged natural environment. The location offers a unique lifestyle: water sports at the reservoir, cycling, motorcycling through the Axarquía countryside, and hiking, or simply relaxing while taking in the views. An ideal setting for families with children, retirees looking for tranquility, or as an excellent investment opportunity. Compared to Málaga, here you get: More indoor and outdoor space Private plot of 600 m<sup>2</sup> Spacious garden Privacy and peace ...all for a price that in Málaga would only allow you to buy a small apartment. Excellent connections to Vélez-Málaga, Torre del Mar, Málaga city, and its international airport. Key features: Private plot of over 600 m<sup>2</sup> 3 bedrooms and 2 bathrooms Bright living spaces with direct access to the garden PVC exterior carpentry with double glazing Pre-installation for ducted air conditioning Mechanical ventilation and aero thermal system (200 L) Quality bathroom furniture included Available homes: 16, 17 and 18 – Conditions upon request. Prices from: €295,000 Photographs may show elements not included in the price and are for illustrative purposes only.



## Features:

| Features                                | Orientation  | Climate Control   |
|---|--------------|-------------------|
| Storage Room                            | West         | Pre Installed A/C |
| Ensuite Bathroom                        | South        | Cold A/C          |
| Utility Room                            | East         | Hot A/C           |
| Access for people with reduced mobility | North        |                   |
| Views                                   | Setting      | Condition         |
| Mountain                                | Urbanisation | New Construction  |
| Panoramic                               | Country      |                   |
| Country                                 |              |                   |
| Garden                                  |              |                   |
| Lake                                    |              |                   |
| Furniture                               | Kitchen      | Garden            |
| Not Furnished                           | Fully Fitted | Private           |
| Parking                                 | Utilities    |                   |
| Private                                 | Electricity  |                   |
| Street                                  |              |                   |