



philippe@abracasabra.es

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## Villa for sale in La Viñuela

365,000 - 420,000 €

Reference: R4927048   Bedrooms: 3   Bathrooms: 2   Plot Size: 488m<sup>2</sup> - 621m<sup>2</sup>   Build Size: 101m<sup>2</sup> - 107m<sup>2</sup>





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## Axarquía, La Viñuela

Discover the Home of Your Dreams in an Incomparable Natural Environment. An exclusive development of villas designed for those looking for a home that combines tranquility, comfort and proximity to nature without sacrificing modern comforts. Located in a privileged enclave next to the La Viñuela reservoir, this development offers you a unique lifestyle, surrounded by stunning natural views and just 15 minutes from the coast and 10 minutes from Velez Malaga. Features of the properties: Each villa is carefully designed to maximize comfort and efficiency. With plots of over 600 m<sup>2</sup>, each home has 3 spacious bedrooms and 2 full bathrooms. The rooms extend to the outside, connecting perfectly with the garden and creating an ideal space to enjoy the serenity offered by this natural environment. Premium Finishes: High quality materials for an impeccable and durable finish. Fully Equipped Kitchen: Includes state-of-the-art furniture and appliances. PVC Carpentry: Double glazing for greater thermal and acoustic insulation. Advanced Air Conditioning: Pre-installation of air conditioning ducts and mechanical ventilation for optimum comfort throughout the year. Sustainability: Aerothermal system with a 200 liter tank, ensuring energy efficiency. Luxury details: Modern bathroom furniture, barbecue area ideal for gatherings, storage room and a porch to enjoy the outdoors. Optional Pool: Customize your villa with an 18 m<sup>2</sup> pool for an additional cost of 25,000 euros. Connectivity and Access The strategic location of the new development allows easy and quick access to the main highway, connecting you to the main points of interest in the region. Enjoy the proximity to the coast while living in a quiet and safe environment. Don't miss the opportunity to be part of this exclusive community. Find out more and secure your new home in the development.



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## Features:

Features	Orientation	Climate Control
Covered Terrace	North East	Pre Installed A/C
Views	Setting	Condition
Private Terrace	Close To Shops	New Construction
Storage Room	Close To Town	
Double Glazing	Country	
Fitted Wardrobes	Kitchen	Garden
Barbeque	Fully Fitted	Private
	Kitchen-Lounge	Landscaped
Security	Parking	Category
Entry Phone	Private	New Development
	Open	
	EV charge point	