



## Vélez-Málaga - Villa



**4**  
Bedrooms
 **3**  
Bathrooms
 **395**  
Area (m²)
 **407**  
Land Area (m²)
 **Garage**

**565 000 €**  
(EUR €)

### Residential villa in Torre del Mar

Torre del Mar is characterised by the environmental quality and extension of its magnificent beaches, as well as its promenade, a meeting point for numerous visitors and local residents.

Nowadays, Torre del Mar is a tourist, commercial and leisure enclave, whose gastronomic offer linked to 'pescaíto' is part of numerous gastronomic guides.

The property is located in the residential area called El Tomillar, just a few minutes drive from the centre of Torre del Mar.

This modern property consists of 4 bedrooms, 3 bathrooms, living room, kitchen, garage and games room. The property has security glass in all its windows and electric blinds. Its south-west orientation allows for plenty of daylight hours during the day and its corner location allows for open and



**Alberto Quintero Viera**

Real Estate Agent

+34 625 134 355

alberto@sureproperties.es

T +34 952 55 25 33 · T +34 629 475 352 · E info@sureproperties.es

Avenida Karat 10, Algarrobo

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



unobstructed views.

Accessing from the street and turning to the left we arrive directly to the terrace area that practically surrounds the entire construction and reaches 200 m<sup>2</sup>, which allows you to use this area for a multitude of activities. This space can accommodate the swimming pool without any problem. The main door of the house stands out for its size and robustness, it gives access to the living room which is distributed in two areas, a dining area and a "living" area, with a large window that provides light and allows direct access to the outside area.

To the left is the modern style, fully equipped kitchen, with direct light and access to the terrace area. An open-plan area provides relief. To the right of this floor there is a large bathroom with shower and next to it a single bedroom. Finally, two built-in wardrobes are used as a dressing room and storage room. From here a staircase leads up to the first floor where a hallway divides the bedrooms; on the right the master bedroom with a large window as a headboard and an en suite bathroom with shower and a large wardrobe as a dressing room. Two single bedrooms complete the rooms on this floor, both with access to a large dressing area. Finally, a large bathroom with bathtub completes the service on this floor.

The living room leads us through a staircase to the basement of the property which occupies an area of 200 m<sup>2</sup> and where we can find the garage area with automatic door, a games room that can be used as an alternative bedroom, a large storage room and another space for different uses.

#### DISTANCES

- Beach: 800 m
- Bars and Restaurants: 500m
- Grocery shops: 500 m
- Supermarket: 1 km
- Shopping centre: 1 km
- Golf: 4 km
- Hospital / Medical centre: 500 m

In compliance with Decree 218/2005, of 11 October, which approves the Regulations on Consumer Information in the sale and purchase of homes in Andalusia, the client is informed that the notary fees, registration fees and applicable taxes (ITP or VAT+AJD) and other expenses inherent to the sale and purchase are not included in the price.

The price does include property management fees.



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## Property Features

- Heating
- Dishwashing machine
- Equipped kitchen
- Proximity: Hospital, Public Transport, Shopping
- Garage
- Built year: 2009
- Basement
- Views: Urbanization view
- Double glazing
- Electric garage gate
- Main drainage
- Gas fire
- Security door
- Solar orientation: South
- Balcony (m2): 200
- Washing machine
- Fitted wardrobes
- Walk-in wardrobe
- Terrace
- Furnished
- Floors: 3
- Storage / utility room
- Security alarm
- Electric shutters
- Pantry
- Quiet Location
- Barbecue
- Energetic certification: In process
- Mains water



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