



## Vélez-Málaga - Development



**3** Bedrooms    
 **3** Bathrooms    
 **171** Area (m<sup>2</sup>)    
 **132,97** Land Area (m<sup>2</sup>)    
 **Garage**    
 **Swimming Pool**

**359 000 €**  
(EUR €)

### It's not a dream, it's real: your home on the Costa del Sol!

Exclusive residential homes complex located in Torre del Mar (Eastern Costa del Sol), near Caleta de Vélez, which is characterized by the environmental quality and extension of its magnificent beaches, as well as by its sea promenade, a meeting point for local and international visitors.

Today, Caleta de Vélez and Torre del Mar are successful touristic, commercial, and leisure enclaves, whose wide gastronomic offer is part of numerous guides.

We offer 31 townhouses just a stone's throw from the beach, golf, and all the amenities. With a cutting-edge design, top quality finishes, each home has been designed for the comfort and quality of life of each owner. So that you live near the sea and enjoy the outdoors from your private garden.

Select for you and your family a semi-detached or townhouse, with 3 to 4 bedrooms, a living/dining



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



room an open kitchen on the ground floor, and 1 to 2 parking spaces in a closed residential complex with a common pool.

A project with a very low climate impact that, thanks to a ventilation system that reduces CO2 emissions and constantly renews the air without having to open the windows, allows you to save energy consumption throughout the year. Air conditioning and hot water through an innovative atherothermal system. You can also choose whether to have a basement.

Take advantage of the customizations of your new home at zero cost.

Due to the high demand for new homes on the Costa del Sol, we advise buyers to act quickly, if they are interested in this real estate proposal.

#### DISTANCES

- Beach: 350 m
- Bars and Restaurants: 350 m
- Grocery stores: 300 m
- Supermarket: 300 m
- Shopping centre: 2 km
- Golf: 500 m
- Hospital / Medical Center: 1 km

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

The price does include the property management fees.



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## Property Features

- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Garage
- Private condominium
- Kitchenette
- Views: Sea views, Marina view, Urbanization view, Garden view
- Electric garage gate
- Central location
- Security door
- Solar orientation: South, East, West
- Fitted wardrobes
- Home automation pre installation
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Restaurants, City, Open field
- Terrace
- Floors: 2
- Drive way
- Basement
- Double glazing
- Quiet Location
- Sealed land area
- Energetic certification: In process



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