



## Vélez-Málaga - Terraced house



7	5	569	441			<b>598 600 €</b>
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool	(EUR €)

**Large family detached house located in one of the best areas of Caleta de Vélez, Costa del Sol Oriental in a quiet residential urbanization overlooking the sea and the mountains.**

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Every corner of the house is special, with its own character and personality, has a private and communal pool, and is located a few steps from the beach, restaurants, schools, nursery schools and the marina of Caleta de Vélez.

The villa is built on a plot of 441m². The house of 509 m² is distributed over 4 floors:

The ground floor has 5 parking spaces, a room for gym or cinema room, a very large storage room divided into two spaces.

The first floor with two accesses to the house consists of a bright living room with direct views of the



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



sea and the pool, making this room our favorite. The constant entry of natural light thanks to the windows and an excellent orientation to the south east, ensure wonderful days from this room. We continue on the first floor with an office overlooking the pool, laundry, a bathroom and a very spacious and bright kitchen, equipped with top quality appliances.

On the first floor there is also a large terrace where you can enjoy the sea views, a private pool, planters and porch so you can enjoy your day and night plans.

On the second floor we find four large double bedrooms with two covered terraces and unbeatable sea views. Our favorite is the master suite where you have a dressing room and private bathroom. Also on this floor, you have three full bathrooms.

The third floor has two bedrooms, a bathroom and a large solarium terrace with stunning views of the sea, the mountains, Caleta and Torre del Mar. Undoubtedly, luxury views for the reach of very few. The property has installation of solar panels, central air conditioning, and is built with top quality materials and equipped with everything necessary to turn it into a luxury residence: it has its own elevator that connects the house with the garage, bamboo parquet floors.

The house is sold unfurnished.

#### DISTANCES

- Beach: 600 m
- Bars and Restaurants: 600 m
- Groceries: 400 m
- Supermarket: 400 m
- Shopping centre: 3 km
- Golf course: 2 km
- Hospital / Medical Centre: 3 km
- Marina: 1 km

In compliance with Decree 218/2005, of 11 October, approving the Regulation of Consumer Information on the sale of homes in Andalusia, the client is informed that the notarial, registry and tax expenses that are applicable to him (ITP or IVA+AJD) and other expenses inherent to the sale are not included in the price.

The price does include the fees of the real estate management.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Thermoaccumulator
- Solar panels pre installation
- Proximity: Beach, Golf course, Restaurants, Open field, Shopping, Hospital, Pharmacy, Public Transport, Schools
- Tennis Court
- Garage
- Floors: 4
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Walking distance to beach
- Central location
- Solar heating
- Uninterrupted views
- Solar orientation: South, West
- Balcony
- Washing machine
- Air conditioning
- Equipped kitchen
- Safe
- Air conditioning pre installation
- Pool
- Garden
- Terrace
- Built year: 2005
- Laundry
- Basement
- Views: Sea views, Mountain views, Beach view, Marina view, Garden view, Pool view, Village view, Urbanization view
- Lift
- Electric shutters
- Automatic irrigation
- Quiet Location
- Gas fire
- Security door
- Energetic certification: C
- Mains water



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