




## 2 bedroom Villa for sale in El Peñoncillo, Málaga

525,000€

NEW DEVELOPMENT IN EXCLUSIVE MAGNIFICENT SEMI-DETACHED VILLA WITH POOL AND PANORAMIC SEA VIEWS IN EL PEÑONCILLO, TORROX COSTA NERJA BEACH PROPERTIES presents this magnificent new development semi-detached villa exclusively in a contemporary and timeless style with bright interiors located in El Peñoncillo, Torrox Costa, a privileged place for boasting the best climate in Europe and nestled in a new urbanization 3 minutes from the beach. Sitting on a plot of 200.14m<sup>2</sup> and the house is distributed over two floors with an area of 98m<sup>2</sup> + basement of 172m<sup>2</sup>. The ground floor has a living area of 60m<sup>2</sup> and a total of 172.23m<sup>2</sup> useful. At the entrance we find ample parking and a beautiful garden then entrance hall and on the right bathroom with shower, in front we access the fully equipped kitchen of modern style and living room of 27.67m<sup>2</sup> with access through a large window to the large sunny terrace of 43m<sup>2</sup> designed to enjoy the excellent climate of the area, Garden and pool with water surface of 18.81m<sup>2</sup>. The first floor has 38m<sup>2</sup> built and 45 m<sup>2</sup> useful, two double bedrooms of 12m<sup>2</sup>, 1 bathroom, distributor and terrace of 12m<sup>2</sup>. In the basement there is 172m<sup>2</sup> that occupies the entire surface of the upper floor. The house is south facing with spectacular views of the sea and the mountains, it is very bright and carefully designed to be able to enjoy all the comforts. Built by the company GADESMAR with top quality materials supplied by the Porcelanosa Group for the cladding of the house, bathroom accessories and kitchen furniture. The kitchen is delivered furnished with appliances, bathroom furniture and fitted wardrobes covered in

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|---|---|---|
|  2 bedrooms |  2 bathrooms |  200m <sup>2</sup> Plot size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Parking : 3 P.Spots   | <input checked="" type="checkbox"/> Garden : Private  |
| <input checked="" type="checkbox"/> Swimming pool : Private                                   | <input checked="" type="checkbox"/> Sun/facing : Southwest                                      | <input checked="" type="checkbox"/> Petfriendly : Yes   |
| <input checked="" type="checkbox"/> Wifi : Yes  | <input checked="" type="checkbox"/> Views : Yes   | <input checked="" type="checkbox"/> Laundry room : Yes  |
| <input checked="" type="checkbox"/> Park nearby : Yes   | <input checked="" type="checkbox"/> Wheelchair accesible : Yes                                  | <input checked="" type="checkbox"/> Private patio   |
| <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Basement  | <input checked="" type="checkbox"/> Terrace/balcony   |
| <input checked="" type="checkbox"/> Wardrobe/closet   |   |   |



Property marketed by NERJA BEACH PROPERTIES

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