

## 3 bedroom Villa for sale in Santa Rosalia, Málaga

**495,500€**

EXCLUSIVE VILLAS WITH 3 BEDROOMS, 3 BATHROOMS, SOLARIUM, GARDEN, TERRACE AND POOL IN SANTA ROSALÍA, COSTA CÁLIDA

Located in the exclusive Santa Rosalía, this new project offers modern villas that stand out in luxury and comfort. The homes are built on plots ranging from 217.77 m<sup>2</sup> to 253.59 m<sup>2</sup>, with a total built area of 110.42 m<sup>2</sup>. Each villa has a spacious basement of 113.42 m<sup>2</sup> with various options to customize it to your liking. There is also a spacious solarium of 46.11 m<sup>2</sup>, which also provides additional outdoor space.



















The living space of the villa exudes a modern, inviting atmosphere, finished with high-quality materials and attention to detail. The kitchen is fully equipped with built-in appliances from Bosch (or similar), including an integrated oven, microwave, induction hob, extractor fan, dishwasher, fridge and washing machine. The compact or porcelain worktop adds an elegant and durable look to the kitchen.

The spacious bedrooms feature built-in wardrobes with LED lighting and motorised roller shutters for added comfort and privacy. The bathrooms offer luxurious finishes with extra flat shower trays, matt black taps, shower screens and mirrors, creating a modern look.

With an energy efficient Aerothermal Domestic Hot Water System (ACS) and fully installed ducted air conditioning with inverter A/C units, the villas are equipped for optimum comfort. The basement level adds extra functionality and is ideal as a versatile living space.

Outside, each villa offers a generous terrace and a beautifully landscaped garden with artificial grass, planted trees and a drip irrigation system. The private pool of approximately 12 m<sup>2</sup> (5.36 m x 2.30 m) offers refreshment and relaxation, while the parking area with pergola and pre-installation for a motorised gate increases convenience and security.

These villas in Santa Rosalía combine stylish design with high-end amenities, perfect for a relaxing and luxurious lifestyle.

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|  3 bedrooms                                 |  3 bathrooms              |  110m <sup>2</sup> Build size |
|  217m <sup>2</sup> Plot size                |  Swimming Pool            |  Air conditioning             |
|  Garden                                     |  Storage Room             |  Terrace                      |
|  Porch                                      |  Solarium                 |  Basement                     |
|  Preinstalation charging point electric car |  White goods              |  TV and telephone connections |
|  Showerscreen in bathroom                   |  Built-in/lined wardrobes |  Electric shutters            |