



## M?STSKÝ D?M 7 LOŽNICE

📍 Vélez-Málaga

REF# R5307268 – 1.100.000€



7

Ložnice



5

Koupelny



796 m<sup>2</sup>

Built



921 m<sup>2</sup>

Plot

Discover a rare opportunity to own two beautifully designed homes combined on one generous plot in the heart of Vélez-Málaga — complete with private parking, a swimming pool, extensive entertainment areas, and a substantial commercial premise generating €2,000 per month in rental income. This unique property offers the perfect blend of family living and smart investment potential on the stunning Costa del Sol.

**MAIN RESIDENCE (Two Floors – Ideal for a Young Family)**

Elegantly designed with comfort and functionality in mind, the primary home is thoughtfully distributed across two floors:

#### Ground Floor:

- Bright open-plan living and dining area
- Modern kitchen seamlessly integrated into the living space
- Guest powder room

#### Upper Floor:

- 4 Spacious bedrooms
- 2 Bathrooms
- Master bedroom with en-suite
- Dedicated office space
- Separate children's play area

The upper-level layout has been intelligently arranged to provide privacy — the children's bedrooms and play area are nicely separated from the master suite and office, making it ideal for a growing family seeking both connection and quiet space.

#### SECOND RESIDENCE (Single-Level Living)

Perfect for extended family, guests, or rental potential, the second home offers comfortable one-floor living:

- 3 bedrooms
- Spacious kitchen with charming breakfast nook
- One family bathroom
- One en-suite bathroom

Both homes open onto a large entry porch that enjoys beautiful morning sunlight — the perfect place for coffee or relaxed gatherings.

#### ENTERTAINMENT & OUTDOOR LIVING

Designed for hosting and lifestyle enjoyment, the property features:

- Fully enclosed BBQ entertainment area
- Large feature fireplace
- Outdoor kitchen
- Bathroom facilities
- Expansive communal patio areas

This is an exceptional setting for family celebrations, social gatherings, and year-round entertaining.

#### PARKING & POOL AREA

From the common grounds, you have access to:

- 4 car covered carport
- Large private swimming pool
- Workshop
- Generous outdoor space for relaxation and recreation

#### INCOME GENERATING COMMERCIAL PREMISE

A standout feature of this property is the huge studio currently operating as a commercial premises, providing:

- Independent street access
- Additional access from the communal grounds
- Offices and meeting rooms plus recording studio

This makes the estate ideal for entrepreneurs, investors, or those seeking a live-work lifestyle.

Whether you are looking for a multi generational family home or a home that offers work and live situation, this exceptional estate in Vélez-Málaga offers versatility, elegance, and financial return — all in one.

Contact us today to arrange a private viewing!







