



## DOPPELHAUS MIT 4 SCHLAFZIMMER

📍 Málaga

**REF# R4787473 – 672.000€**

IBI

516 €/JAHR



4

Schlafzimmer



3

Bäder



210 m<sup>2</sup>

Built



40 m<sup>2</sup>

Terrace

This dream semi-detached villa, located in the coveted area of Hacienda Paredes, offers the perfect balance between luxury, comfort, and functionality. It boasts a built area of 210 m<sup>2</sup> spread over three floors, a spacious garage for 4 cars with ample storage space, and views towards Pedregalejo and El Palo.

Upon entering the first floor, you'll be greeted by a charming southeast-facing terrace, ideal for enjoying

warm sunny days. The spacious 30 m<sup>2</sup> living room, with its cozy Hergón fireplace, will be your favorite spot on winter nights. The large windows feature motorized blinds and insulating glass to ensure your comfort at all times.

The kitchen, spacious and comfortable, offers nearly 20 m<sup>2</sup> of fully equipped space and a large bar for your social gatherings. From here, you access a private garden to enjoy moments of peace and serenity; and if you wish, you can install a pool. The ground floor is completed with a large pantry and a guest toilet.

On the second floor, you'll find the sleeping area, with three bright bedrooms (previously 4, a partition can be re-raised) and two full bathrooms. The master bedroom, with a dressing room and private bathroom, offers a southeast orientation and sea views that will captivate you.

The third floor houses a bright attic space, perfect as a private office or play area, with a small terrace that offers sea views for enjoying tranquility and inspiration.

This property, with marble floors and elegant finishes, is perfect as a primary residence, holiday home, or investment with great rental potential. All bedrooms have air conditioning with heat pump.

Located in a family-friendly and quiet area, with easy access to the highway and within walking distance of the beaches of Pedregalejo and El Palo, this house offers you the best of life in the East of Málaga. Surrounded by prestigious schools such as Colegio León XIII, Colegio de La Asunción, Colegio Las esclavas, and El Liceo Francés, this home guarantees a quality education for your children just meters from your door. Additionally, for sports enthusiasts, the paddle tennis courts and gym of Club Deportivo León XIII are just 300 meters away.

Everything you need is within reach, with supermarkets like Aldi just 400 meters away, as well as bakeries, fruit shops, and pharmacies nearby. For those who prefer public transportation, a bus stop one minute away easily connects you to the center of Málaga, giving you access to all the amenities and attractions of the city.

Don't miss the opportunity to make this villa your home. Contact us today for a visit!

In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11, customers are informed that notary fees, registration fees, property transfer tax (ITP), and real estate brokerage fees are not included in the price.







