

**Продажа - Дом - Sierrezuela**

**1.495.000€**

Коммунальные: 600 EUR / год

ИБИ: 1,378 EUR / год



5



5.5



427 m2



1439 m2

Nestled in the prestigious area of La Sierrezuela, just outside Fuengirola at Costa del Sol., This exquisite villa offers a harmonious blend of luxury and comfort. It's a perfect dream home for the large family with many up to 6 bedrooms including a separate apartment. Boasting spacious bedrooms and five well-appointed bathrooms, along with an separate guest toilet, this property is the epitome of opulent living. Two of the bedrooms feature en-suite bathrooms, providing an extra layer of privacy and convenience for residents. With a built-up area of 427m<sup>2</sup> and an interior space of 382m<sup>2</sup>, the villa is set on a generous plot of 1,439m<sup>2</sup>, offering ample space for both indoor and outdoor activities. In the garden you find a well equipped outdoor gym. The villa is ensuring exclusivity and a premium living experience. With a large modern kitchen, and large living room. It features a private pool and garden, perfect for those who enjoy outdoor leisure and entertaining guests. The court year provides secure parking for many cars. The villa has a new renovated separate guest apartment complete with a private kitchen and bathroom. It adds versatility for hosting visitors or accommodating extended family or can be rented out. The property is equipped with a range of modern amenities including air conditioning, individual A/C units, and a home automation system, ensuring utmost comfort throughout the year. The villa also enjoy low energy cost as it's equipped with electric solar panels both for warm water and electricity. Something that save the plane and your wallet. Inside, the villa showcases a range of high-end finishes such as marble floors and double glazing, which accentuate its elegant design. The spacious living room with a fireplace offers a cosy atmosphere, while the walk-in closet provides ample storage space. The villa is also equipped with solar panels, reflecting a commitment to sustainable living. For those who enjoy an active lifestyle, the inclusion of a gym adds to the property's appeal. The outdoor areas are equally impressive, featuring a solarium, private terraces, and panoramic views that encompass the country, mountains, and even partial sea views. The automatic irrigation system ensures the lush garden remains vibrant throughout the year. Residents will appreciate the proximity to local amenities, transport links, schools, golf courses, and playgrounds, making it an ideal location for families. The villa is also pet-friendly, ensuring all members of the family feel at home. With excellent condition and a wide array of features, this villa is a testament to luxurious living in one of Spain's most sought-after locations. Distances: Beach: 10 min (by car) Local restaurants and grocery, pharmacy etc: 1Km (15 min walk) Fuengirola: 4Km Malaga Airport: 20 Min (27Km) Marbella: 30 Min (30Km)

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**Парковка**

- ✓ С навесом

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**ВИД**

- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Улица

**Категория**

- ✓ Элитная

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Тренажерный зал
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Умный дом

**бассейн**

- ✓ Приватный

**Сад**

- ✓ Приватный



































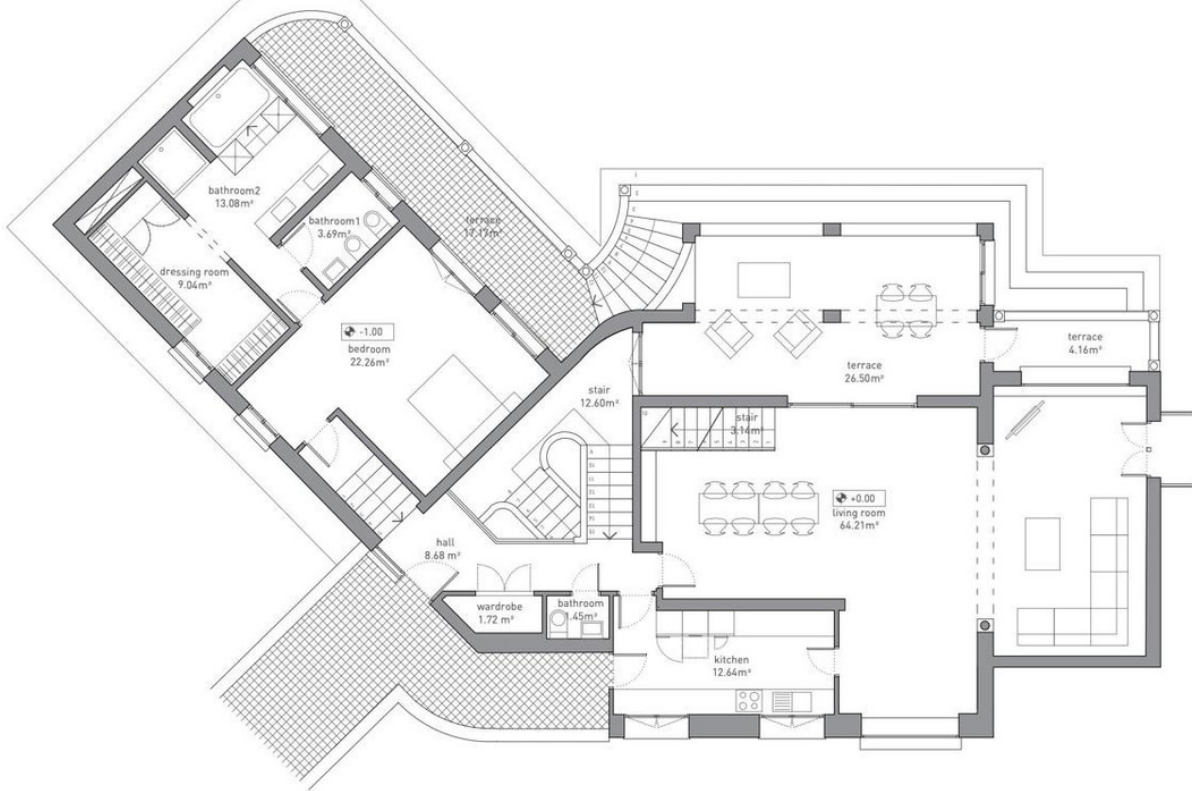












**SURFACES** [m<sup>2</sup>]

Useful surface:	
- First floor:	199.48
Built surface:	
- First floor:	213.58

TOTAL USEFUL SURFACE	382.20 m <sup>2</sup>
TOTAL BUILT SURFACE	427.00 m <sup>2</sup>

**A04 FIRST FLOOR**  
ARCHITECTURE PLANS

ANTEPROYECTO DE REFORMA EN VIVIENDA UNIFAMILIAR  
EN CALLE PASEROS 27, MÁLAGA  
promotor KIM VESTIN

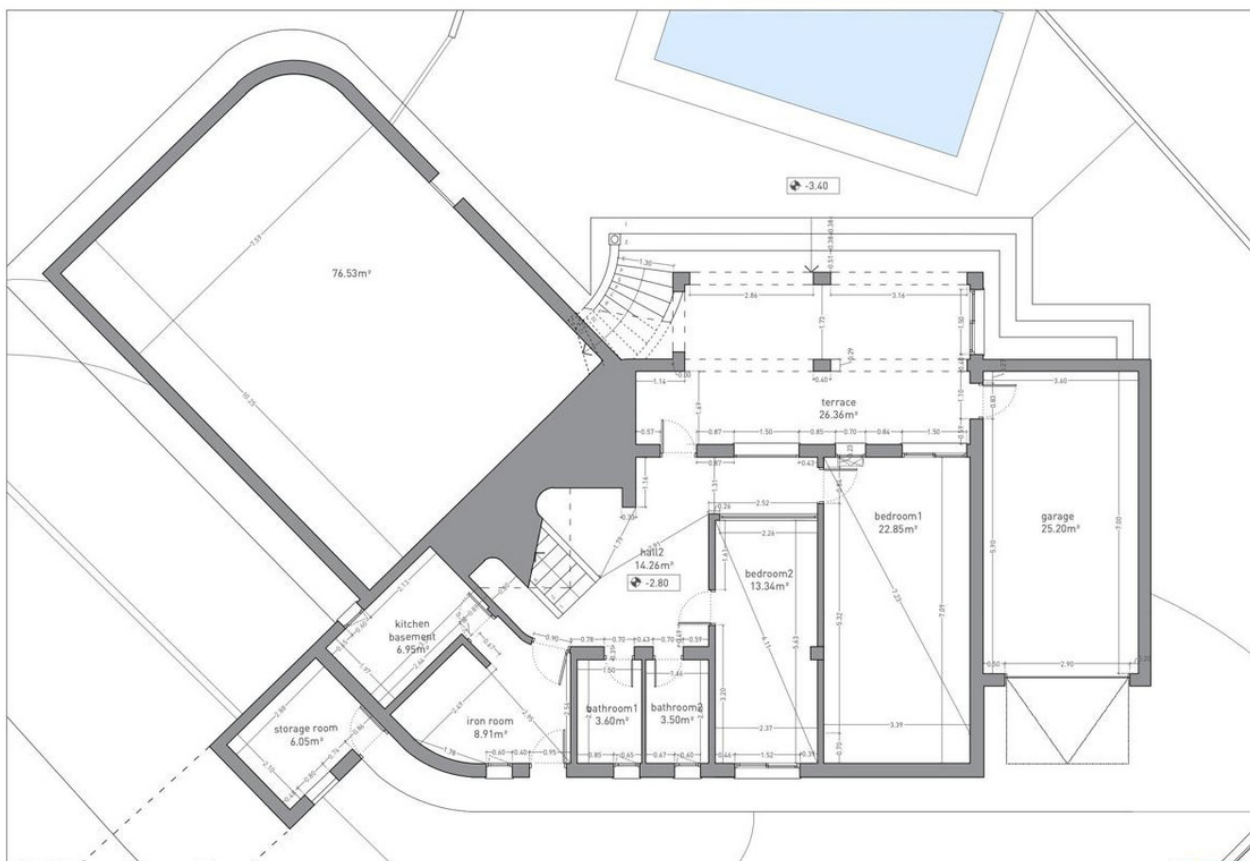
escala 1/75 cotas M



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**SURFACES** [m<sup>2</sup>]

Useful surface:	
- Ground floor:	131
Built surface:	
- Ground floor:	176.20

TOTAL USEFUL SURFACE	382.2 m <sup>2</sup>
TOTAL BUILT SURFACE	427 m <sup>2</sup>

**A06 GROUND FLOOR**  
DIMENSIONAL DRAWINGS

ANTEPROYECTO DE REFORMA EN VIVIENDA UNIFAMILIAR  
EN CALLE PASEROS 27, MÁLAGA  
promotor KIM VESTIN

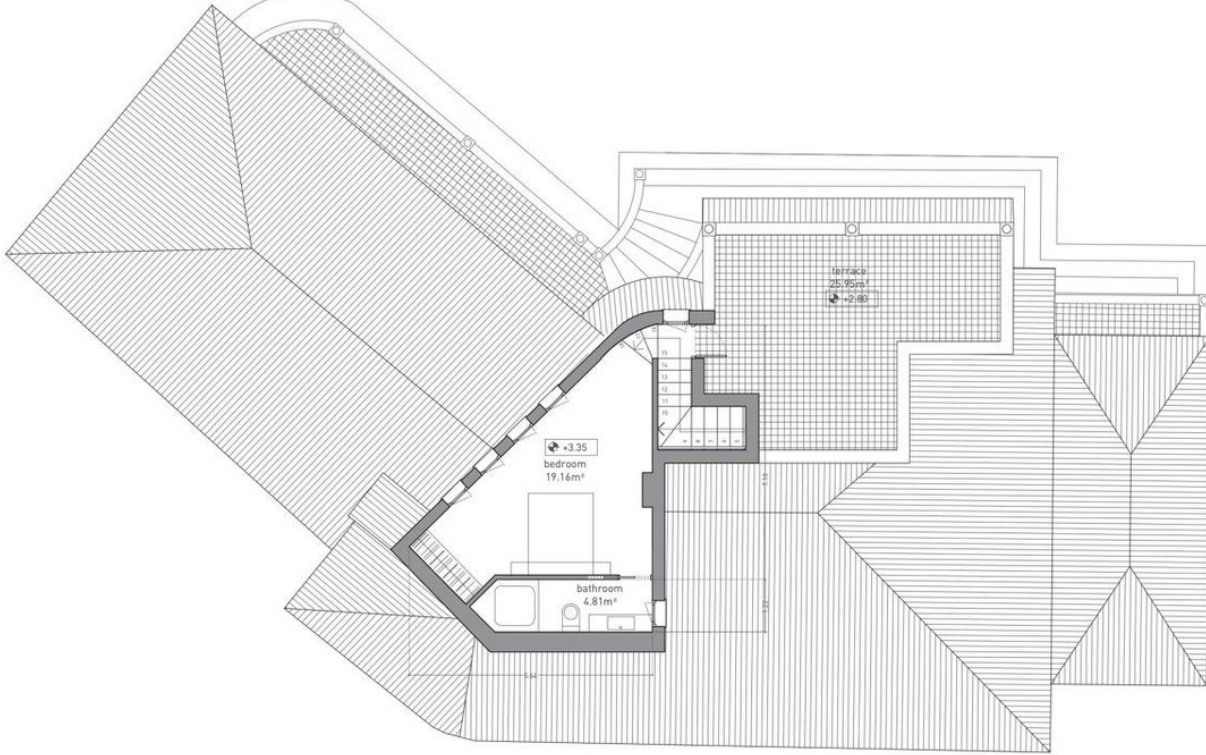
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**SURFACES** [m²]

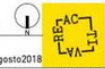
Useful surface:	
- Second floor:	51.4
Built surface:	
- First floor:	37.2

TOTAL USEFUL SURFACE..... 391.46 m²  
 TOTAL BUILDED SURFACE..... 434.75 m²

### A12 SECOND FLOOR

PROPOSAL  
 ANTEPROYECTO DE REFORMA EN VIVIENDA UNIFAMILIAR  
 EN CALLE PASEROS 27, MÁLAGA  
 promotor KIM VESTIN

escala 1/75 cotas M



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### A02 ROOF

SITE PLAN  
 ANTEPROYECTO DE REFORMA EN VIVIENDA UNIFAMILIAR  
 EN CALLE PASEROS 27, MÁLAGA  
 promotor KIM VESTIN

escala 1/200 cotas -



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