

## Villa for sale in La Capellania, Costa del Sol

3 Bedrooms | 2 Bathrooms | 276 m<sup>2</sup> Interior | 760 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes |



### Property Description

Detached villa with great potential, set on a 1,036 m<sup>2</sup> plot with a private garden and a large 12 x 6 m swimming pool, located in the prestigious La Capellanía - El Higuero urbanisation.

The property is distributed over two levels. The main floor offers 126 m<sup>2</sup> built area + 15 m<sup>2</sup> terrace + 9 m<sup>2</sup> laundry room. It features an independent kitchen, a spacious and bright living room with fireplace and access to a pleasant east-south-west facing terrace, as well as 3 bedrooms and 2 bathrooms.

The lower floor, currently open-plan and covered with approximately 150 m<sup>2</sup>, offers multiple possibilities for layout and customisation according to the future owner's needs.

With renovation and updating, this property could become a magnificent modern villa with open

spaces and abundant natural light. The renovation projections presented in this listing have been created to help visualise the transformation potential of the property.

Located in a quiet and sought-after residential area, with quick access to the motorway and only a few minutes from beaches, shops, and restaurants.

Contact me for more information or to arrange a viewing.