



## Viñuela - Villa



**3**  
Bedrooms

**2**  
Bathrooms

**190**  
Area (m<sup>2</sup>)

**600**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**330 000 €**  
(EUR €)

### A life connected with nature

The municipality of La Viñuela is located in the heart of the Axarquía. Thus, a few minutes from Vélez Málaga, which is the capital of the Axarquía and the largest and most important city in the region, for history, culture and wealth. Most of its lands are located in the valley of the river of its name, all dedicated to the cultivation of fruit trees, vegetables, subtropical products, sugar cane etc.

In the Viñuela you find its great swamp, the center of this natural enclave. In the surroundings, you can enjoy villages like Alcaucín or set your sights on Sierra Morena where you can spend your weekends between roads and trails.

To enjoy this lifestyle we present La Alzambra de la Viñuela, a promotion of independent villas with swimming pool, private garages and open views of the Viñuela reservoir and Sierra Morena.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



These villas are on the ground floor and basement of 77m2, with three bedrooms, two bathrooms, living room, open kitchen, storage room and private garage.

Exterior walls, armored security doors, aluminum windows, pre-installation of air conditioning and pergolated porch.

Enjoy the mild climate of the Axarquía with very spacious and independent outdoor spaces. A home that will provide you with well-being and the possibility of enjoying the benefits of the town.

## DISTANCES

- Beach: 20 km
- Bars and Restaurants: 1km
- Grocery stores: 1km
- Supermarkets: 1km
- Shopping centre: 17 km
- Golf: 20 km
- Hospital / Medical Centre: 20 km

In compliance with Decree 218/2005, of 11 October, approving the Consumer Information Regulation on the sale of homes in Andalusia, the customer is informed that the notarial expenses, registration and tax that are applicable to it (ITP or IVA+AJD) and other expenses inherent to the sale are not included in the price.



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## Property Features

- Heating
- Equipped kitchen
- Pool
- Terrace
- Built year: 2023
- Storage / utility room
- Double glazing
- Security door
- Energetic certification: A
- Fitted wardrobes
- Air conditioning pre installation
- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Schools
- Garage
- Drive way
- Views: Countryside views, Mountain views, Pool view, Village view, Garden view, Lake view
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East, West



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