





# Detached Villa in La Capellania

Price **€ 975,000**

Bedrooms	3
Bathrooms	3
Build Size	330 m²
Plot Size	2230 m²

## ORIENTATION

✓ South

## CONDITION

✓ Good

## POOL

✓ Private

## CLIMATE CONTROL

✓ Air Conditioning

✓ Fireplace

## VIEWS

✓ Garden

✓ Pool

## FEATURES

✓ Covered Terrace

✓ Fitted Wardrobes

✓ Private Terrace

✓ Solarium

✓ WiFi

✓ Storage Room

✓ Utility Room

✓ Ensuite Bathroom

✓ Access for people with reduced mobility

✓ Double Glazing

✓ Basement

✓ Fiber Optic

## FURNITURE

✓ Fully Furnished

## KITCHEN

✓ Fully Fitted

## GARDEN

✓ Private

## SECURITY

✓ Alarm System

## PARKING

✓ Garage

✓ Covered

✓ More Than One

✓ Private

## UTILITIES

✓ Electricity

✓ Drinkable Water

✓ Photovoltaic solar panels

✓ Solar water heating

## CATEGORY

✓ Distressed

✓ Holiday Homes

✓ Luxury

✓ Contemporary

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Exclusive Detached Villa with 330 m<sup>2</sup> Built Area (as per Cadastre), of which 177 m<sup>2</sup> correspond to the main residence, 89 m<sup>2</sup> to other uses, and 64 m<sup>2</sup> to sports/pool area.

Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or individuals with reduced mobility.

Built on a large 1,900 m<sup>2</sup> plot, featuring gardens and a variety of fruit trees.

The property includes:

3 spacious bedrooms

3 bathrooms

Semi-open kitchen with pantry

Laundry room

Large living-dining room with direct access to the garden

Spacious basement

The south-facing orientation ensures natural light throughout the day and a pleasant temperature all year round. Surrounded by fruit trees and gardens, the environment offers peace, privacy, and a connection with nature.

Additionally, the property includes uncovered parking for up to 8 vehicles and a covered garage for 1 large car or 2 small ones.

Equipped with a perimeter security camera system connected via fiber optic, automatic irrigation system, and an electric vehicle charging point.

The property is fitted with a high-efficiency solar energy system consisting of:

14 solar panels of 450 W each (total power: 6,300 W)

1 Fronius brand three-phase inverter

1 bank of 4 lithium batteries, 54 Ah each

Estimated annual production: 6,500 – 7,000 kWh

[View Property Online](#)

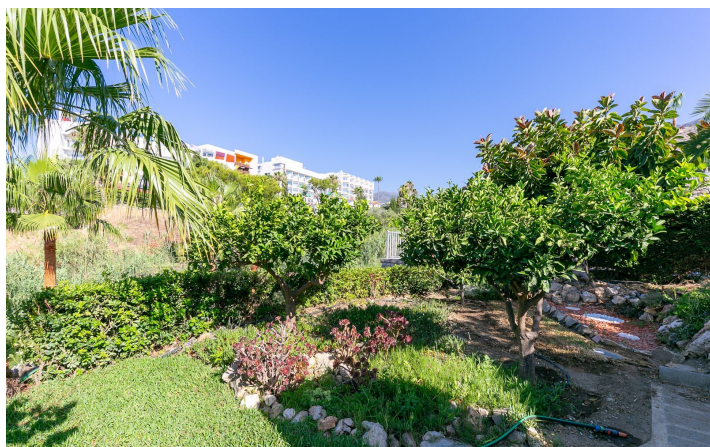
GALLERY











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