

Reference: R5106979



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# Detached Villa in La Capellania

Price **€ 975,000**

Bedrooms	<b>3</b>
Bathrooms	<b>3</b>
Build Size	<b>330 m<sup>2</sup></b>
Plot Size	<b>2230 m<sup>2</sup></b>

## 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
- ✓ Contemporary

- ✓ Holiday Homes

- ✓ Luxury

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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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ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)