



# Townhouse in Alhaurín de la Torre

Price € 596,000

Bedrooms	6
Bathrooms	4
Build Size	253 m <sup>2</sup>
Terrace	179 m <sup>2</sup>
Plot Size	432 m <sup>2</sup>

## SETTING

- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Pool
- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Basement

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

## CATEGORY

- ✓ Luxury
- 

Discover this magnificent semi-detached home located in the exclusive La Capellanía residential development, one of the most sought-after areas of Alhaurín de la Torre. Surrounded by tranquility, green spaces, and with all amenities just minutes away, this property is perfect for families seeking space, privacy, and an excellent quality of life on the Costa del Sol.

### Main Features

228 m<sup>2</sup> property distributed over several floors, offering spacious and functional living areas.

Private plot with an 18 m<sup>2</sup> saltwater swimming pool and a fully fitted terrace area, ideal for outdoor living.

Air conditioning in several rooms and a fireplace in the main living room, making the home comfortable year-round.

Tilt-and-turn double-glazed (Climalit) windows, providing excellent thermal and acoustic insulation.

Upgraded electrical installation and a photovoltaic solar energy system (3.6 kWp) for improved energy efficiency.

Video surveillance system connected to the police, ensuring maximum security.

### Property Layout

#### Main Floor:

Bright living room with fireplace and direct access to the terrace overlooking the pool. Fully equipped independent kitchen and dining area with access to a barbecue space and summer kitchen. One bedroom and a full bathroom complete this level.

#### First Floor:

Three spacious bedrooms with built-in wardrobes. The master bedroom features a walk-in wardrobe and an en-suite bathroom with an Italian-style shower. An additional full bathroom serves the remaining bedrooms.

#### Semi-Basement Level:

This floor has been fully refurbished and converted into an independent apartment with two bedrooms, a walk-in wardrobe, a fully equipped kitchen, a complete bathroom, and two small storage rooms. Ideal for guests, family members, or as a separate rental unit.

### Prime Location

La Capellanía is one of the most peaceful and highly regarded residential areas in Alhaurín de la Torre, known for its family-friendly atmosphere, well-maintained streets, and excellent transport links.

Just a 5-minute walk away is a shopping area with Supeco supermarket, pharmacy, La Canasta bakery, restaurants, and the charming El Castillo Park, as well as the Gardens of Avenida de la Música.

Easy access to the A-7 motorway allows quick travel to Málaga city, the international airport, and the beaches of Torremolinos and Benalmádena.

Ideal For:

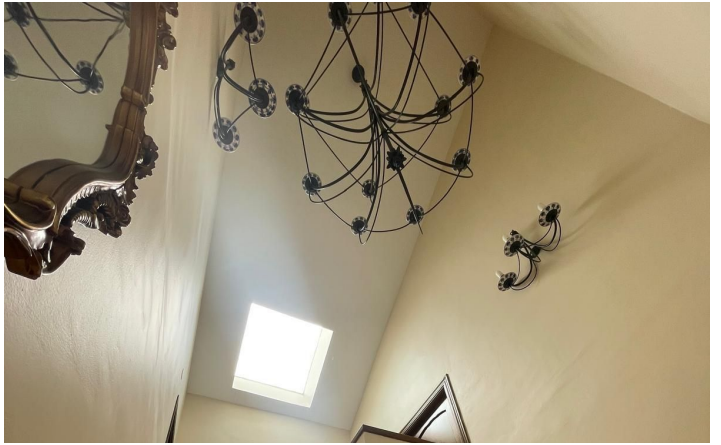
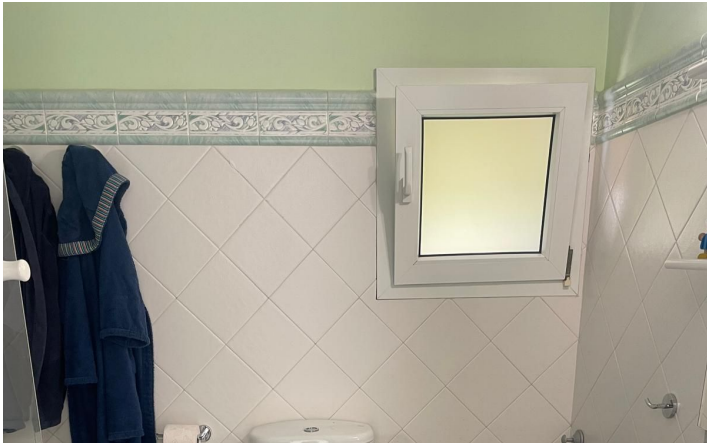
Families looking for a spacious home with independence and comfort.

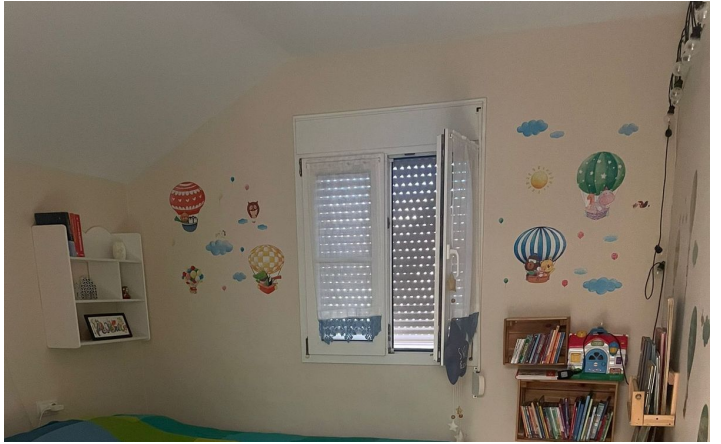
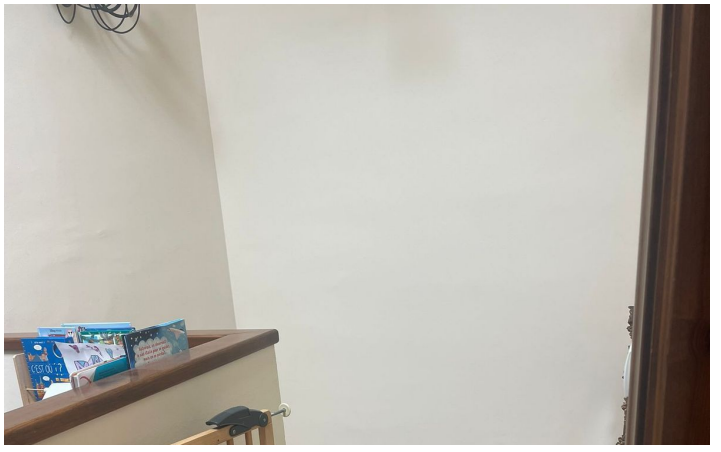
Owners seeking additional rental income from a self-contained basement apartment.

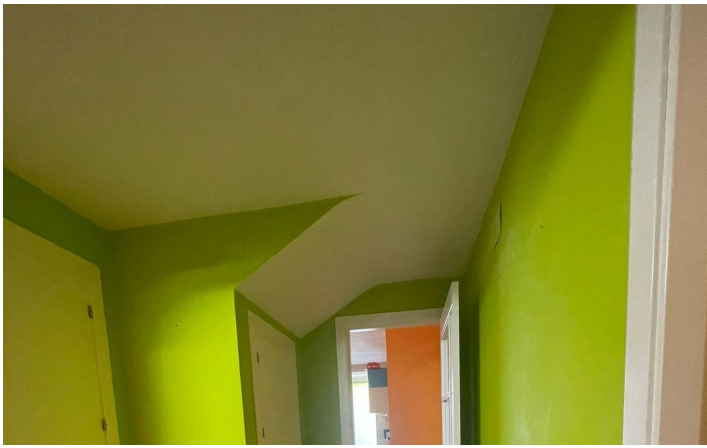
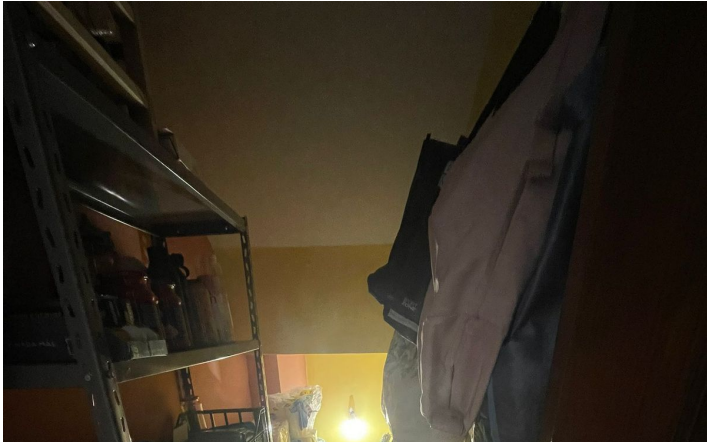
Those who value living in a well-established, safe residential area with all services nearby.

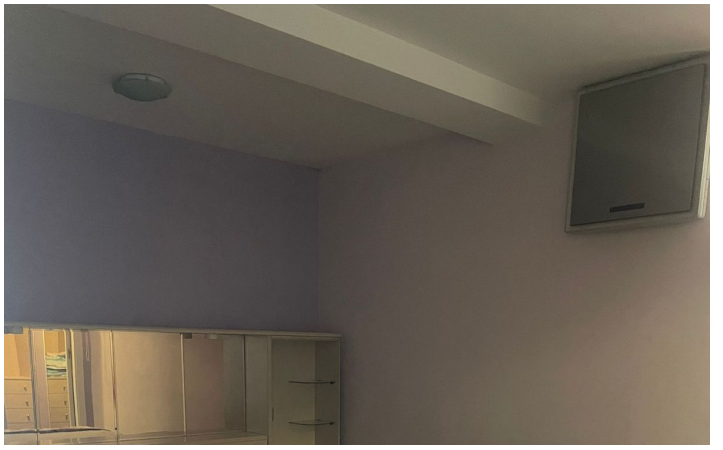
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# GALLERY









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