

**Sales - House - Sierrezuela**  
**550.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5148763**

**Sierrezuela**

**House**

**Community: 1,200 EUR / year IBI: 890 EUR / year**

**Rubbish: 140 EUR / year**



**4**



**4**



**255 m2**



**421 m2**

Semi-detached villa with great potential in La Sierrezuela Urbanization, Fuengirola We present this semi-detached villa located in the well-known and peaceful La Sierrezuela urbanization, one of the most sought-after residential areas of Fuengirola. The property stands out for its privacy, charm and excellent orientation, allowing you to enjoy sunshine for most of the day. Furthermore, its location at the end of a cul-de-sac offers a particularly quiet environment. One of the main attractions of this property is its spacious outdoor areas, including a private garden, terraces, patio, porch and private swimming pool, ideal spaces to enjoy the Costa del Sol climate and outdoor living. The property is distributed over three levels: Main floor: Spacious living-dining room with fireplace and direct access to a terrace at garden level. It also features a large independent kitchen, laundry room, guest toilet, and direct access to the rear patio and terrace area. Upper floor: This level offers two spacious bedrooms with built-in wardrobes, two bathrooms (one en suite), a walk-in wardrobe, and a terrace with open views of the urbanization, perfect for relaxing and enjoying the sun. Basement level: Here we find a second living room ideal as a leisure area, two double bedrooms, and a full bathroom. This floor also has an independent entrance, making it suitable for a guest area, independent apartment, office, or entertainment space. The property features a fireplace, air conditioning, several terraces and spacious indoor and outdoor areas. It is important to note that the property requires updating, repairs and improvements, representing an excellent opportunity to renovate and adapt the home to the new owner's taste while taking advantage of its great location and potential. Located within short distance of schools, shopping centres, parks, restaurants and all necessary services, in a well-connected residential area. An ideal opportunity for those looking for space, privacy and the possibility to create a custom home in one of the best areas of Fuengirola.

- |  |  |   |   |   |  |
|--|--|---|---|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Urbanisation</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li><li>✓ South West</li><li>✓ West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                     | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Pre Installed A/C</li><li>✓ Hot A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li></ul>                                    |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Guest Apartment</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                                  | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Alarm System</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li></ul>   | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>   |  |   |   |   |  |