



**Property type :** Detached Villa

**Location :** Ciudad Jardín

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Open private parking

**House area :** 336 m<sup>2</sup>

**Plot area :** 533 m<sup>2</sup>

✓ Fitted wardrobes

✓ Storage room

✓ Fireplace

✓ Terrace

Detached villa located in the Monte Rosado residential area, on a 533 m<sup>2</sup> plot. Facing southwest, the property offers magnificent views from the patio-garden towards the Bay of Málaga, the mountains, and the sea.

The house is distributed over two levels. On the upper floor, with an area of 156 m<sup>2</sup>, there is an entrance hall, a spacious living-dining area with a fireplace, a large kitchen with a laundry area and direct access to the patio-garden, as well as a living-dining room with access to an 18 m<sup>2</sup> terrace. A hallway with large built-in wardrobes leads to three bedrooms and two full bathrooms, one of which includes a dressing room.

The patio-garden, with an approximate area of 350 m<sup>2</sup>, is ideal for enjoying outdoor spaces. The lower floor, with an area of 180 m<sup>2</sup>, is unfinished and has independent access, offering the possibility of being converted into a second dwelling or a complementary area according to the owner's needs.

The property is located in a quiet area surrounded by nature, yet close to the city and all services and amenities: supermarkets are just 1.5 km away, and the Fuenteolletas and Cristo de la Epidemia areas are only five minutes away by car.

This is an ideal property both for use as a main residence and for obtaining additional income by renting out the dwelling that can be built on the lower floor.





