





## 3 soveværelse Villa til salg i Casilla de la Via, Málaga

525.000€



**EXCLUSIVE:** Cortijo Cipreses - beautiful and exclusive three-bedroom, three-bathroom villa, set on an impressive 7,100m<sup>2</sup> plot with irrigation water and its own mango orchard Recently reduced to €525,000, this is a fixed-price opportunity offering exceptional value for money The main living level offers a spacious, light-filled lounge with oversized patio doors that frame the views and open onto expansive terraces The country-style kitchen features granite worktops, integrated appliances, a five-ring hob, and a charming side patio ideal for outdoor dining or a herb garden There are three generous bedrooms and three bathrooms in total The master suite enjoys a private balcony with panoramic views, fitted wardrobes, and an en suite shower room A second large en suite bedroom is located on the lower level with walk-in wardrobe and twin sinks, making it ideal for guests Outdoor living is where this property truly shines The raised pool terrace offers complete privacy and a beautiful saltwater swimming pool with Roman steps, recently regouted and fitted with updated electrolysis and filtration systems The landscaped gardens are sublime, featuring palms, yuccas, shaped cypress hedging, lemon and orange trees, and a separate mango orchard A large irrigation water reserve with pumps is also in place Accessed via a charming cypress-lined driveway, the property immediately impresses with its immaculate condition, quality construction, and breathtaking surroundings With DAFO in place, the villa is mortgage-friendly, making it a secure and feasible purchase The setting is peaceful and private, with distant sea views and a stunning backdrop of Mount Maroma and the Zafarraya Pass Despite its tranquil location, the property is less than a kilometre from the main road and approximately 20–25 minutes to the coast, offering the perfect balance between countryside living and convenience The villa itself is beautifully maintained by its current UK owners and has proven its quality construction, remaining completely unaffected by recent heavy rains Solid wood internal doors, double glazing throughout, air conditioning in all rooms, eco ceramic heaters, and a wood burner provide both comfort and efficiency

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|  3 soveværelser                     |  3 badeværelser |  284m <sup>2</sup> Byg størrelse |
|  7.154m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Washing machine  | <input checked="" type="checkbox"/> Auto Clean Pool   |
| <input checked="" type="checkbox"/> Close to medical centre   | <input checked="" type="checkbox"/> Close To Town And Amenities                                    | <input checked="" type="checkbox"/> Covered Terrace   |
| <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> Electric Boiler  | <input checked="" type="checkbox"/> Fitted Wardrobes  |
| <input checked="" type="checkbox"/> Fly screens   | <input checked="" type="checkbox"/> Fruit Trees  | <input checked="" type="checkbox"/> Furnished   |
| <input checked="" type="checkbox"/> Garage  | <input checked="" type="checkbox"/> Garden/pool view   | <input checked="" type="checkbox"/> Mains Electricity   |
| <input checked="" type="checkbox"/> Mains Water   |  |   |