















4 bedroom Villa for sale in Elviria, Málaga

1,295,000€



We present to you an off-plan villa with land, all turnkey with the following specifications:

STRUCTURE Structure produced according to project specifications in reinforced cellular concrete for the vertical elements and in mixed elements (concrete-metal) for the horizontal elements, all in compliance with the CTE and the application rules. **ROOF** Flat roof, not accessible, with surface finish in gravel or similar to blend in with the environment. **FACADE** Designer facade in cellular concrete with white or porcelain finish depending on the options offered, combining white tones and glass, thermally and acoustically insulated according to CTE requirements. **EXTERIOR CARPENTRY** Exterior aluminum with thermal break, with sliding doors combined according to the project with double glazing and interior chamber. **GLASS RAILS** Glass rails by vertical tubular profile or mailbox system, depending on construction requirements. **INTERIOR CARPENTRY ACCESS DOOR** The access door to the house is armored with a security lock. **SLIDING DOORS** Practical or sliding doors, smooth and lacquered. **LACQUERED CABINETS** 1.5m lacquered wardrobes in the bedrooms, equipped with interior partitions and hanging bars included in the price or fitted floor-to-ceiling wardrobes, chosen from the options offered. **INTERIOR DIVISIONS** Interior divisions using self-supporting cellular concrete or plasterboard partitions in accordance with CTE requirements for acoustic, thermal and RF insulation. **FALSE CEILING** False ceiling in laminated plasterboard. **FILES ON CEILINGS** Files on toilet ceilings for air conditioning equipment. **INTERIOR FLOORS** Porcelain stoneware floors in 90x90 cm format for interior floors, or natural marble or large format porcelain stoneware floors chosen from the options offered. **EXTERIOR FLOOR** Accessible exterior floors in 90 x 90 format in non-slip natural marble or porcelain material, selected from the options offered. **SIDING** Natural stone, concrete bricks or continuous reinforced concrete covering, to choose from the options offered. **PAINTED WALL PANELS** Walls covered with washable, fungicide-free paint throughout the building. **BATHROOMS AND TOILETS** In bathrooms and toilets, wet areas will be covered with natural marble or porcelain selected from the options offered in m²Casas Select, in combination with painted walls according to the project design. **BATHROOMS**

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|  4 bedrooms |  4 bathrooms |  251 m ² Build size |
|  1,236m ² Plot size |  Swimming Pool |  Parquet |
|  Air conditioner |  Garden |  Laundry |
|  Heating |  Intercom |  Terrace |
|  Solarium |  Pool | |