

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**

4 bedrooms

1,236m² Plot size

Air conditioner

Heating

Solarium

4 bathrooms

Swimming Pool

Garden

Intercom

Pool

251m² Build size

Parquet

Laundry

Terrace