



**Property type :** Villa

**Garden :** Private

**House area :** 202 m<sup>2</sup>

**Location :** Canada de la Lena

**Plot area :** 5100 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

✓ Fenced Plot

✓ Garage

This newly constructed villa, located in the picturesque Cañada de la Leña, offers breathtaking panoramic mountain views. Designed with a modern aesthetic, this brand new villa spans a total built area of 202 square meters and features a spacious garage.

The villa boasts:

3 Bedrooms: Including a master bedroom with an en-suite bathroom. 2 Bathrooms: One of which is an en-suite. Large Living Room: Perfect for relaxation and entertaining. Independent Kitchen: Equipped with two large sliding doors that open up to the dining area. 2 Terraces: Providing ample outdoor space to enjoy the scenic surroundings. Includes 4x8 pool

Situated within walking distance of the village, the villa enjoys an excellent location with very good road connections. The property offers its own independent water and electricity supply and comes with all the necessary permits and authorizations for construction.

Additional features include:

Bathroom Furniture: Single basin units with matching mirrors. Electric Water Heater: 80 liters capacity. Solar Panel: With a 150-liter accumulator for hot water. Kitchen Furniture: Including an island with soft-close doors and drawers. Silestone Countertop: With backsplash and an under-counter sink with drainer. TV Antenna: Individual installation. Individual Wastewater Treatment System. Perimeter Fencing: With galvanized posts and mesh at a height of 1.5 meters, and a motorized sliding gate for vehicles. Pre-installation for A/C: Duct system. Garage: Accommodates 2 vehicles, equipped with a motorized door.

This villa is perfect for those seeking a modern home with stunning views and excellent amenities in a serene and well-connected location.