



### Sophisticated new build villa with sea views for sale in a new gated community east of Malaga

Costa del Sol (other)

🏠 House 📏 Plot 921 m<sup>2</sup> 🏠 Built 348 m<sup>2</sup> 🏠 Terrace 228 m<sup>2</sup> 🛏 4 🚿 3 # Ref. 185303-P

💰 2.600.000 €

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## Contemporary new luxury villa with panoramic sea views for sale in East Malaga

### HIGHLIGHTS

- New build villa with a sleek design.
- Gated community.
- A short drive to amenities.
- Open plan living and inviting outdoor areas.

### THE LOCATION

This exclusive **new gated community consists of 13 modern new build villas**, beautifully situated on the hills. Within just a 7-minute drive you can reach both the bustling centre of Malaga and the famous beach of La Malagueta. Malaga International Airport is approximately 20 minutes away and is easily accessible via the A-7. In the immediate vicinity you will find various amenities such as shops, restaurants, international schools, hospitals and public transport.

### THE VILLA

#### In figures:

Plot: 921m<sup>2</sup>  
Built area: 577m<sup>2</sup>  
Built area interior: 348m<sup>2</sup>  
Surface covered terraces: 33m<sup>2</sup>  
Surface open terraces: 195m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Toilet  
Swimming pool: 34m<sup>2</sup>  
3 floors

Price: €2,600,000

*Prices and availability are subject to change. These can change quickly, please contact us for the latest status.*

#### General:

Situated on a spacious plot in an elevated position.

Various outdoor spaces, both in the sun and in the shade, which are ideal for creating stylish lounge areas.

The roof is ready for a finish of your choice, with options such as a green roof or the realization of a roof terrace.

**Built-in infinity saltwater pool**, complete with a sun terrace.

South-east facing.

**Panoramic views towards the Mediterranean Sea.**

## Description:

**Detached villa with a sleek, modern design and high-level architecture.**

A harmonious combination of quality, craftsmanship and refined details.

Thanks to the floor-to-ceiling windows, the open plan living areas are flooded with natural light and you can enjoy breathtaking panoramic views.

An environment that perfectly combines generous living space and refined aesthetics.

**Open plan living space** with a TV lounge and integrated dining room.

**Minimalist kitchen** with high-quality Miele appliances.

**In total there are 4 bedrooms, 3 bathrooms and a separate toilet.**

The basement is equipped with an entertainment area with a chill-out and a bodega.

**Private office.**

Porcelain tiled floors 120x120.

Laundry room.

Spacious storage room.

Technical room.

Indoor garage for 3 cars.

Other features:

Pre-installation for a lift.

Air conditioning for cooling and heating.

**Water-based underfloor heating throughout the house.**

Aerothermic system.

Double glazing.

Glass balustrades around the terrace.

Home automation system.

LED lighting.

Custom built-in cupboards.

Pre-installation for electric blinds.

Automatic irrigation system.

Outdoor lighting.

Telecom installation.

Expected completion phase 1 (villa 1 – villa 7): Q4 2025.

Expected completion entire project: Q3 2026.

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