



### Modern new build villa with panoramic sea views for sale surrounded by greenery east of Malaga centre

Costa del Sol (other)

🏠 House 📏 Plot 915 m<sup>2</sup> 🏠 Built 309 m<sup>2</sup> 🏠 Terrace 214 m<sup>2</sup> 🛏 4 🚿 3 🏠 Ref. 185307-P

🏠 2.400.000 €

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## Luxurious new build villa with stunning sea views for sale east of Malaga

### HIGHLIGHTS

- Sophisticated new build villa.
- In a private residential area.
- A few minutes' drive from amenities.
- Stunning sea views.

### THE LOCATION

Situated in an **exclusive gated community consisting of 13 modern new build villas on the hillside.**

Just a 7-minute drive to both the centre of Malaga and the iconic La Malagueta beach.

Approximately 20 minutes from Malaga International Airport and easily accessible via the A-7.

Nearby are also shops, restaurants, international schools, hospitals, public transport and more.

### THE VILLA

#### In figures:

Plot: 915m<sup>2</sup>

Built area: 524m<sup>2</sup>

Built area interior: 309m<sup>2</sup>

Surface covered terraces: 88m<sup>2</sup>

Surface open terraces: 126m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Toilet

Swimming pool: 45m<sup>2</sup>

3 floors + entrance

Price: €2,400,000

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

#### General:

Spacious plot in an elevated position.  
Sunny and covered terraces offer the possibility of installing lounge facilities.  
**Built-in infinity pool**, with adjacent various lounge facilities.  
East orientation.  
**Panoramic views towards the Mediterranean Sea.**

## **Description:**

### **Detached villa with a contemporary style and a first-class architectural finish.**

Using superior materials and top finishes.

Thanks to floor-to-ceiling sliding windows, daylight flows into the villa, creating a smooth transition between the interior and the exterior.

An interior design that exudes space and elegance.

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

Practical designer kitchen, fully equipped with Miele appliances.

**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.

Technical room.

Parking 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 wardrobes.

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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