



**Launch. Off-plan modern luxury villa for sale with innovative architecture east of Malaga city centre**  
Costa del Sol (other)

🏠 House 📏 Plot 915 m<sup>2</sup> 🏠 Built 330 m<sup>2</sup> 🏠 Terrace 126 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 185309-P

🏠 2.900.000 €

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## Progressive new build villa for sale east of Malaga city

### HIGHLIGHTS

- Off-plan new build villa with modern architectural style.
- Gated community in a green enclave.
- Airy, open layout.
- Panoramic sea views.

### THE LOCATION

Situated in an **exclusive gated community** consisting of **13 modern new build villas** on the slopes of Pinares de San Antón. Just a 7-minute drive to both Malaga city centre and the iconic La Malagueta beach. Approximately 20 minutes from Malaga International Airport and easily accessible via the A-7. Also nearby are shops, restaurants, international schools, hospitals, public transport and more.

### THE VILLA

#### In figures:

Plot: 915m<sup>2</sup>  
Built area: 456m<sup>2</sup>  
Built area interior: 330m<sup>2</sup>  
Area covered terraces: 29m<sup>2</sup>  
Area open terraces: 97m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Toilet  
Swimming pool: 45m<sup>2</sup>  
3 floors

Price: €2,675,000

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

#### General:

Situated on a spacious plot, in an elevated position.  
Generous terraces offer space for relaxation.  
**Built-in infinity pool**, with sun terrace.  
**Breathtaking views towards the Mediterranean.**

## **Description:**

### **Detached luxury villa off plan with a contemporary architectural style.**

Designed to a high standard.

The **floor-to-ceiling sliding windows with recessed profiles** provide a **seamless transition** to the outside and allow abundant daylight to enter, contributing to a bright and open interior.

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

Custom designer kitchen with high-quality Miele appliances.

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

The basement is furnished with an **entertainment area** with a chill-out and wine bodega.

120x120 porcelain tiled floors.

Laundry room.

Storage 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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