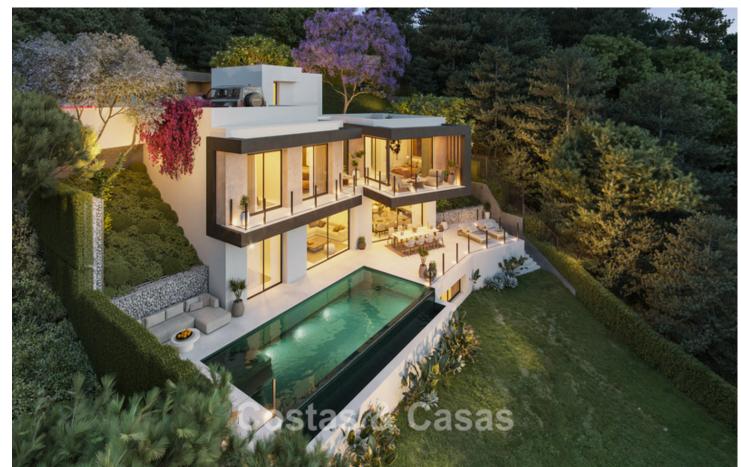


Plaza Antonio Banderas 1 29660 Puerto Banús, Marbella - Spain Tel. +34 952 908 759 info@costas-casas.com www.costas-casas.com







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

♠ House ☐ Plot 915 m² ☐ Built 330 m²





Terrace 126 m<sup>2</sup>



Ref. 185309-P





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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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You don't pay a cent more than with the project developer, but you do benefit from our market knowledge and top service.



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□ Plot 915 m<sup>2</sup> □ Built 330 m<sup>2</sup> □ Terrace 126 m<sup>2</sup> □ 4 ♠ Ref. 185309-P

