

## Detached Villa for sale in Málaga, Málaga

**1,690,000 €**

Reference: R4631344 Bedrooms: 3 Bathrooms: 2 Plot Size: 706m<sup>2</sup> Build Size: 397m<sup>2</sup> Terrace: 31m<sup>2</sup>



## Costa del Sol, Málaga

Ideal villa for holidays or year-round living

The design of this magnificent house located on the hill of El Limonar in Malaga is modern, clean, and minimalist, offering a beautiful sea view. Designed to capture natural light optimally, the house is south-facing and features large windows that seamlessly connect the living areas with the terrace and garden.

The house, with a total built area of 397 m<sup>2</sup>, has a large living room at its heart. It is a spacious and calming home, with en-suite bedrooms offering sea views. The living room, dining room, and kitchen provide access to a large garden with an infinity pool. The harmonious architecture blends different volumes, adding personality and uniqueness to the property.

Layout of the house:

Ground floor:

The villa is directly accessible through two automatic gates and a pedestrian gate. The entrance hall, the main axis of the house, leads to a large and bright 96 m<sup>2</sup> living room with large windows, creating a continuity with the outside that brings light and serenity. The high-quality kitchen from the Porcelanosa brand is equipped with Bosch appliances. It includes a central island, a dining area, and a pantry. Guest toilets and a closet are also on this floor.

The garden, located on a 700 m<sup>2</sup> plot, is divided into a paved area and an artificial lawn area planted with palm trees and fruit trees. A 10 x 4 m saltwater pool with an outdoor shower, a chill-out lounge area and a covered terrace of 15.60 m<sup>2</sup> create a unique and relaxing space.

The house also has a closed garage for two cars with ample storage of 32 m<sup>2</sup>. Two uncovered parking spaces complement the indoor parking. Parking on the street in front of the villa is also easy.

First floor:

This floor includes a 26.50 m<sup>2</sup> master bedroom en suite with a large dressing room, an adjoining bathroom with an Italian shower, toilet, storage units, and double sinks. It has a large private terrace of 31.50 m<sup>2</sup> facing south and the sea. There are also two other bedrooms of 14.60 and 12.25 m<sup>2</sup>, each with a bathroom with a bathtub, storage unit, toilet, and double sinks.

Heating and air conditioning are provided by an aerothermal system with individual thermostats in each room. The exterior blinds are equipped with remote controls. The house also includes a video intercom, alarm system, automatic watering system, and outdoor lighting.

Basement:

The 130 m<sup>2</sup> basement is a versatile space that can serve as an office, bedroom, cinema room, or play area. Natural light enters this area through two windows, bringing light and ventilation and transforming this additional space into a pleasant area with a view of the garden.

The villa is located in a privileged and secure environment with all amenities nearby. Very well connected, close to new roads that connect Malaga airport and hospitals in 15 minutes, Marbella in 45 minutes, and Malaga city center in just 10 minutes along the seafront promenade. Nature, comfort, and services are grouped in this exclusive and dynamic neighborhood. Within just 5 minutes, you will find four supermarkets, restaurants, two pharmacies, cafes, bars, an ice cream shop, two health centers, a private clinic, a retirement home, a veterinarian, etc.

A unique opportunity. Visit quickly.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Near Church  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Private

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Luxury  
Resale  
Contemporary

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Open  
Street  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone