



## Detached Villa for sale in Málaga Este, Málaga

**3,000,000 €**Reference: R5296243   Bedrooms: 3   Plot Size: 830m<sup>2</sup>   Build Size: 415m<sup>2</sup>



## Costa del Sol, Málaga Este

Spectacular contemporary design villa located in East Malaga, boasting sea and mountain views. Built in 2023, it stands out for its modern architecture with clean lines and a carefully planned layout that maximizes natural light. South-facing, it sits on an 830 m<sup>2</sup> plot and offers 415 m<sup>2</sup> of built area.

The property is arranged over four perfectly integrated levels, combining spacious and bright areas with a constant connection to the surroundings. The main floor features an elegant open-plan space that integrates the living room, dining area, and designer kitchen with a central island, complemented by large windows that visually expand the home. This level also includes the entrance hall, a guest toilet, and a closed garage for two vehicles. The villa also offers a private pool and a garden with automatic irrigation. The pool area, surrounded by a large covered porch and a paved solarium, creates the perfect setting for relaxation and outdoor gatherings.

The sleeping area, located on the upper floor, houses three spacious bedrooms. The master suite features a walk-in closet and en-suite bathroom, while the other two bedrooms share a full bathroom. All rooms have direct access to generous terraces, ideal for enjoying the views and sunsets. On the rooftop, a spectacular solarium crowns the property with panoramic views of the surroundings and the sea. The basement offers a multipurpose space with multiple possibilities, such as a gym, cinema room, or storage, as well as an area for utilities.

Equipped with the latest technology, the property incorporates a home automation system, photovoltaic energy, and aerothermal heating, with a design aimed at providing maximum energy efficiency, comfort, and sustainability.

Located in the exclusive Colinas del Limonar area, the property enjoys an excellent location with easy access to the motorway, just 10 minutes from the center of Malaga and 5 minutes from the beach, with all amenities within reach. A unique, almost brand-new home that combines a privileged location with luxury and privacy, ideal for those seeking an exclusive residence in Malaga.



## Features:

Features	Orientation	Climate Control
Private Terrace	South	Air Conditioning
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Domotics		
Views	Setting	Condition
Sea	Close To Port	Excellent
Mountain	Close To Sea	
Garden	Close To Shops	
Pool	Close To Town	
	Close To Schools	
Pool	Kitchen	Garden
Private	Partially Fitted	Private
	Kitchen-Lounge	
Parking	Utilities	Category
Private	Solar water heating	Luxury
More Than One	CO2 Emission Rating	
Energy Rating	A	
B		