



## VILLA MIT 4 SCHLAFZIMMER

📍 Manilva

**REF# R4874998 – 880.000€**



4

Schlafzimmer



4

Bäder



250 m²

Built



601 m²

Bauland



36 m²

Terrace

The Villa Project offers an exclusive set of 9 luxury villas with 4 bedrooms all en suite, strategically located in the charming town of Manilva, in Malaga. These luxurious residences are characterized by its large gardens and its own private pool, providing owners with a unique living experience in a incomparable environment. The villa includes two parking spaces, providing convenience and ease of access for residents. Designed with families in mind who want to enjoy the exceptional climate of the Costa del Sol, these residences offer more than 320 days of sunshine a year, inviting you to enjoy the outdoors in the spacious terraces. The interior spaces are integrated with the environment through large windows that flood every corner with light. Located near the prestigious area of Sotogrande, the villas are surrounded by fields golf courses and renowned marinas, such as Puerto Banús, La Duquesa and Sotogrande, offering residents a wide range of leisure activities. In addition, the area has excellent communications and a wide

variety of services, such as supermarkets, restaurants, cafes, pharmacies, health centers, public transportation, local businesses, recreational facilities such as gyms and tennis courts, as well as banks and ATMs. The proximity to the Highway A-7 facilitates access to other areas of the region. The Duquesa and Castillo Beaches are just a 4-minute walk away, while the Duquesa Castle, Manilva archaeological museum, is just 7 minutes away, offering residents a wide range of cultural and recreational activities. The villas meet the A standard in energy efficiency, which means they consume little energy and emit less CO<sub>2</sub>, reducing operating costs and minimizing environmental impact. The A standard in energy efficiency is a mark of high prestige and quality in home construction. This standard represents one of the highest levels of energy efficiency that a building can achieve, which means that the home's energy consumption is remarkably low compared to other similar buildings. Homes certified with the A standard in energy efficiency are designed and built using technologies innovative and sustainable practices that allow us to minimize energy consumption and reduce CO<sub>2</sub> emissions as much as possible. This is achieved through the use of highly efficient construction materials, state-of-the-art HVAC systems generation, superior quality thermal insulation, high energy performance windows and doors, as well as low consumption LED lighting. In addition to benefiting the environment by reducing the carbon footprint, homes with A certification in efficiency energy also provide numerous benefits to their owners. These include lower long-term energy costs, greater thermal and acoustic comfort within the home, and a healthier and more comfortable interior in all seasons of the year. The materials and equipment of the villas have been carefully selected by our technical team to offer an exclusive housing project aimed at demanding clients who seek high standards of comfort, security and quality of life.

