



## DETACHED VILLA WITH 3 BEDROOMS

📍 Málaga Este

REF# R5296243 – 3.000.000€



3  
Beds



3.5  
Baths



415 m<sup>2</sup>  
Built



830 m<sup>2</sup>  
Plot

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

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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 athermal 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.







