



**Property type :** Detached Villa

**Location :** Málaga

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 397 m<sup>2</sup>

**Plot area :** 706 m<sup>2</sup>

- ✓ Close to beach
- ✓ Fitted wardrobes
- ✓ Satellite dish
- ✓ Terrace

- ✓ Close to sea
- ✓ Storage room
- ✓ Basement
- ✓ White goods

- ✓ WiFi
- ✓ Alarm system
- ✓ Utility room
- ✓ Airconditioning



## 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 arothermal 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.

