



## VILLA IN MÁLAGA

C. Drago, Málaga-Este, 29018 Málaga, España

**1.900.000 €**



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**The essentials**

**Area:** 729 m<sup>2</sup>

**Plot:** 1371

**Bathrooms:** 6 baths

**Floors:** 3 floors

**Status:** Excellent

**ID property:** 1034V

**Lot size:** 700 m<sup>2</sup>

**Bedrooms:** 6 beds

**Toilets:** 2 half baths

**CEE:** En Trámite

**Category:** Detached Houses, Villa

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## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Terrace, Villa

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LUXURIOUS, MODERN, SUNNY, COMFORTABLE, AND ELEGANT VILLA WITH PANORAMIC SEA VIEWS LOCATED IN THE LOWER AREA OF PINARES DE SAN ANTÓN, MÁLAGA. Fortuny Hogares Únicos present this elegant contemporary-style villa located in one of the most exclusive residential areas of Málaga, Pinare de San Antón. Just minutes away from the Historic Center of the city, with excellent access to the A7 motorway and easy and fast access to all services, you will find international schools, supermarkets, shopping centres, health centres, the Pinares de San Antón Tennis Club, parks, and trails in the surrounding area. Just a 5-minute drive away, you will reach the Pedregalejo Promenade area and its beaches, where you will find a wide range of leisure and dining options. This beautiful villa is south-facing and sits on a spacious plot of 1371m2 with a total constructed area of 729m2, two above-ground floors plus a basement floor, and the feeling provided by all its levels is one of comfort, spaciousness, light, and harmony with a comfortable and practical garden with a large porch to enjoy throughout the year. Distribution: **Main floor:** It consists of 278m2 constructed and is distributed in a spectacular entrance hall from where you access an impressive view to the living and dining areas, porch, and pool, large windows that provide light and comfort to the main area of the property. It also features a comfortable office, an independent kitchen with access to the service area, a guest toilet, and two bedrooms. The master bedroom enjoys beautiful sea views and has an American dressing room; and an en-suite bathroom with a double shower and access to its private porch, garden, and pool. The second bedroom has fitted wardrobes and an en-suite bathroom. In this area, you will find the elevator and access to the rest of the floors. All rooms have direct access to the porch with an outdoor dining area, the garden, and the pool, with sea views or unobstructed views. **First floor:** It consists of 76m2 constructed and is distributed in a distributor hallway and two spacious bedrooms with en-suite bathrooms and access to a large terrace where you can enjoy breathtaking panoramic sea views. **Basement floor:** It consists of 375m2 and is distributed in a large multipurpose meetings room, a cinema, a cellar, a heated indoor pool, an independent kitchen, a guest bedroom, a service bedroom, and a full en-suite bathroom. The garage area is also located here. The villa was built in 2001 and features excellent qualities, including air conditioning, double-glazed windows, wooden doors, high-quality flooring, and security entrance doors. The property is adapted for people with reduced mobility and has an elevator on all floors. The outdoor areas are dreamlike: large landscaped areas with mature vegetation, an outdoor pool for the enjoyment of the whole family, an outdoor shower, a chill-out area, and a porch. A magnificent opportunity to enjoy life in southern Andalusia and the cultural and gastronomic life of Málaga, the jewel of the Costa del Sol. The community where the property is located has 24-hour security and a communal bus. Energy Efficiency Certificates are pending. In compliance with the RD of the Junta de Andalucía 218/2005 of October 11th, it is informed to consumers that the indicated price does not include the expenses derived from the purchase of the property according to current laws (ITP, notary fees, and, in the case of new construction, VAT). For more information, please do not hesitate to contact us.

