



## Detached Villa for sale in Málaga, Málaga

**1,750,000 €**

Reference: SP0571   Bedrooms: 4   Bathrooms: 3   Plot Size: 500m<sup>2</sup>   Build Size: 359m<sup>2</sup>   Terrace: 40m<sup>2</sup>





## Costa del Sol, Málaga

### NEW BUILD LUXURY VILLAS IN MALAGA

New Build promotion of 10 villas offers different housing solutions which can be adapted to the needs of every client, you can choose between a wide range of options.

It is a modern and functional project with 4 bedrooms, 3 bathrooms, open plan kitchen with spacious living room, fitted wardrobes, terraces, basement with double garage, private garden with the pool.

The design of the houses of Mirador de Colinas del Limonar is modern, pure and minimalist, its straight and angled lines along with the volumes can create unique locations that are characterised by plays of light that project a beneficial light for our lives, we are talking about areas that gift us silence.

The houses are designed to make the most efficient possible use of natural light, they face south and they have large windows extending from the floor to the ceiling, so that we can bring the living-room with terrace, the garden and excellent sea views together.

Every house becomes an example of avant-garde and distinction

Each house consists of a surface area up to 360 m<sup>2</sup>, with a large living room that acts as the backbone and the heart of the house. Spacious and different accommodations, suite bedrooms, an impressive private porch with direct exits from the living room and the kitchen and a large private garden with direct access to the pool provide us an architecture mixture of volumes that adds personality and uniqueness to your property.

#### Ground floor:

Each house has a direct and individual access. The entrance hall is the main axis to enter the house, it integrates us in its big and bright living room with large windows, creating an indoor-outdoor continuity aided by clean lines that provide light and peace to the house.

In the same floor we can see a large and fantastic kitchen from which we can enter to the attractive outside porch with a paved surface depending on the type of house. In practice, it becomes an open-air dining room, extending the space of the already spacious living-room.

The rest of the accommodations of this floor present different distributions, from one to three bedrooms. The toilet of this floor is distinguished by its quality, with all the features focused on comfort.

#### Top floor:

It is distributed in: a master bedroom that has a large dressing area and an en-suite bathroom. You can enter to the toilet through a glass door, designed specially to provide sea views, in addition, the bedroom also has a large private terrace that is

south orientated. According to the typology, we have houses of two or three bedrooms and one, two or more bathrooms. All of them are south orientated and provide sea views.

#### Basement:

It has three big parking spaces (depending on the type of house) and a multipurpose area that could be used as a cellar, a den or a play area. One of the qualities of this project is the way in which the natural light enters to this area, it comes from the English-style patios enabled. They provide light and ventilation, turning this open-plan space into a pleasant corner with views to a garden area.



The house also has a private garden up to 225 m<sup>2</sup> in the ground floor, depending on the type of house, like that we not only achieve an aesthetics or amusement function, but also the right temperature at any time of the year. It is divided into two areas: a paved area and a vegetation and garden area. A pool with a chill-out zone. We have created this unique space that connects the

terrace and the pool to live special and unrepeatable moments (depending on the house). We have made use of a staggered area in the ground to design on the side of the pool a rest area next to the waterfall (depending on the house) which is a unique space of this area. It produces a relaxing effect, creating a natural and fresh environment. It has a garage for two or three cars depending on the type of house.

Villas are located in Urbanización Colinas del Limonar, a privileged environment with all kind of services to your reach, an extraordinary well-connected area next to the new roads that link Camino de los Almendrales with the highway or the roundabout at the junction of urbanizations El Mayorazgo and Pinos del Limonar, apart from other important communication routes. This enables the access to any point in the city in just a few minutes. Nature, comfort and services in an exclusive and lively area.



## Features:

### Features

Number of Parking Spaces: 3

Private pool

garden

Location: Coastal

Terrace: 40 Msq.

Under-Build / Basement

Double Bedrooms: 4

Gated

Near Schools

Beach: 2000 Meters

Air Conditioning: Pre-Installed

Parking - Space - Garage - Double

Garage

Useable Build Space: 187 Msq.

### Energy Rating

B

### CO2 Emission Rating

B