

## Villa for sale in Pinares de San Antón, Málaga Ciudad

5 Bedrooms | 4 Bathrooms | 579 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,200 IBI | € 1,200 Community fees



### Property Description

Villa in the prestigious neighborhood of Pinares de San Antón, a luxury retreat with unparalleled views of the city of Málaga and the renowned Monte de San Antón. Built in 2024 as part of an exclusive development of six villas, this property combines contemporary design, sustainable living, and stunning views of the Mediterranean Sea, the urban landscape, and the surrounding mountains.\*\*

Step inside and enjoy a home designed to offer sophistication, comfort, and a seamless connection between indoor and outdoor spaces. The floor-to-ceiling sliding glass doors on the ground floor connect the open-plan living and kitchen areas with the private terrace, garden, and pool. Whether hosting an outdoor barbecue or enjoying the modern indoor kitchen, this villa caters to all lifestyles.

#### \*\*PROPERTY HIGHLIGHTS:\*\*

- **Bedrooms**: 5 spacious double bedrooms (1 en-suite), designed for rest and style.
- **Bathrooms**: 3.5 bathrooms with premium finishes.
- **Views**: Uninterrupted panoramic views of the sea, city, and mountains.
- **Design**: Ultra-modern architecture with clean lines, open spaces, and abundant natural light.

#### FEATURES

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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- **Energy Efficiency**: Class A++ with photovoltaic panels, electric car charger,

and advanced energy-efficient systems.

- **Climatization**: Air conditioning and aerothermal heating system, complemented by underfloor heating for year-round comfort.

- **Windows**: West-facing windows with exterior Venetian blinds, enhancing privacy, security, and energy efficiency.

- **Smart Home**: Pre-installed systems for smartphone control of dimmable lights, exterior blinds, air conditioning, and heating.

#### LUXURY AMENITIES:

- **Private Pool**: 21 m<sup>2</sup> saltwater pool with automatic filtration and PH/chlorine management, ensuring easy maintenance and enjoyment year-round.

- **Roof Terrace Solarium**: A spectacular space with panoramic views of the sea, city, and mountains. Perfect for gatherings with friends or relaxing while enjoying Málaga's stunning sunsets.

- **Landscaped Garden**: Designed with natural grass and mature trees, ensuring privacy and tranquility.

#### LOCATION ADVANTAGES:

- **Schools**: Close to major international schools, including the British and French schools in Cerrado de Calderón, as well as prestigious schools in El Palo.

- **Accessibility**: Just minutes from vibrant downtown Málaga, dream beaches, and a wide array of dining and entertainment options.

- **Airport**: Only 15 minutes from Málaga Airport, ensuring perfect connectivity.

- **Security**: Exclusive development with 24-hour private security in Pinares de San Antón.

#### ADDITIONAL DETAILS:

- **Parking**: Private space for 2-3 cars.

- **Lifestyle**: Ideal location combining tranquility, privacy, and the best of Mediterranean living in an elite and secure environment.

This villa is not just a home; it's a statement of modern luxury and sustainable innovation. Whether relaxing by the saltwater pool, hosting gatherings on the roof terrace, or enjoying the privacy of your garden oasis, every detail has been designed for effortless elegance.

Don't miss the opportunity to make this exceptional property yours. Contact us today to schedule a private visit and discover the perfect blend of contemporary luxury and Mediterranean charm.

**MARBELLA LIVING**  
Estate Agents

€ 1,750,000

Ref: RM4964950



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