



344 m<sup>2</sup> Pinares de San Anton, Malaga, Spain on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

[jesika.schopper@luxent.cz](mailto:jesika.schopper@luxent.cz)

+420 778 771 771

|                 |  |                                    |                                   |
|-----------------|--|------------------------------------|-----------------------------------|
| Order number    | <b>N6327</b>                               | Price                              | <b>on request</b>                 |
| Address         | <b>Pinares de San Anton, Malaga, Spain</b> | Type                               | <b>Houses</b>                     |
| Category        | <b>Villa</b>                               | Usable area                        | <b>344 m<sup>2</sup></b>          |
| Number of rooms | <b>5 and more rooms</b>                    | Land area                          | <b>409 m<sup>2</sup></b>          |
| Garden area     | <b>167 m<sup>2</sup></b>                   | Energy performance of the building | <b>G - Extremely uneconomical</b> |
| Device          | <b>Partly</b>                              | Garage                             | <b>Yes</b>                        |
| Terrace         | <b>88 m<sup>2</sup></b>                    | Swimming pool                      | <b>Yes</b>                        |

## About real estate

We offer for sale a luxury villa from the Pinares de San Anton project set in a beautiful natural park. The project offers living in harmony between interior and exterior. The key element is the natural light that floods the interior of the villa through glass windows and doors allowing exclusive views of the sea and the city.

Perfect circulation between the rooms on the ground floor is ensured by the open space that connects the kitchen with the living and dining area with access to the large terrace with swimming pool. The three bedrooms with two bathrooms on the first floor are designed to provide maximum space and comfort, with the master bedroom having its own dressing room with bathroom. Sea views are offered by all rooms. In the basement there is then a multifunctional room with large windows, which the owners can customize as needed, whether as a gym, study or private spa. This light-filled space can also be used as a whole apartment according to an alternative project with a living area and two additional bedrooms. On the rooftop at this villa there is the possibility of a solarium with spectacular views.

The whole project puts great emphasis on technical equipment and is built in a superior design, large-format ceramic tiles in the bathrooms equipped with Villeroy & Boch and Duravit sanitary ware with underfloor heating and a separate automatic air conditioning system with heating in all rooms, ready wiring for high-speed internet transmission with a choice of installation of domotic systems.

Pinares de San Anton is the best location of Malaga. Thanks to its location on a hill in a natural park, it offers quiet living with amazing views with close access to schools, shops, restaurants. Airport 20 min by car.

The project is in the finishing phase, to be moved into in the 1st quarter of 2023.