

## Villa

Málaga Este



Rooms: 6

Bathrooms: 5

M<sup>2</sup>: 500

Price: 2,295,000 €

Status: Sale

Property Type: Villa

Reference: R4080358

Publish date: 12.05.23

Overview: We are pleased to present this fabulous villa in the upper area of Limonar known as Mayorazgo. This is a very exclusive property, located in a private cul-de-sac, shared by very few neighbors. A unique property, in a very private and quiet environment surrounded by nature, but at the same time, close to the sea and well-stocked with services. A luxury home to live and enjoy Malaga. The villa has magnificent dimensions and layouts, as it is a large house on a nice plot, with spacious rooms well connected. We have South orientation and nice views to the garden and to the natural environment. We access to the plot from the lowest level, so the house is reached through a ramp, under an impressive perspective. The image of the villa from the entrance is beautiful. A majestic wooden door leads us to a spacious double height hall and elegant staircase. The garden and pool are on the same level as the first floor. It is tastefully designed and combines grassy areas with gravel islands and some trees. The pool and the beach bar area are at the southernmost one. The first floor has a welcoming living room with fireplace and access to the porch and garden. On one side we find the kitchen, the dining room and an office overlooking the garden. These rooms are connected. The kitchen is very cozy, with traditional design, beautiful handmade tiles and low furniture that leaves the walls free. It has access to a terrace. There is also a room and a toilet on this floor. A spectacular staircase leads us to the upper floor. We love the large entrance hall with a terrace at the back. There are four bedrooms and three bathrooms, two of them en suite. The master bedroom has a wonderful bathroom

overlooking the garden, a beautiful dressing room and a terrace also overlooking the garden. All bedrooms have fitted closets, and all but one have a terrace. The basement of this house has a guest bedroom with en suite bathrooms, very independent. There is a games room with toilet, an elegant cinema room and a wine cellar. All the details of this floor are as meticulously cared for as those of the upper floors. From here there is access to the garage, with capacity for 2 cars. The ramp can accommodate several more cars in case of having guests. The villa has marble floors, wood floors and ceramic floors. The windows are aluminum double glazed with shutters or blinds. There is air conditioning and central heating, as well as a fireplace in the living room. A video surveillance alarm system has been installed both indoors and outdoors. The house is ideal for families because of its comfortable layout, the proximity to the best schools in Malaga, the various services, communications, but it is also a perfect holiday home, as the area is nice and quiet, has a garden and swimming pool, and quick access to the highway. The Mayorazgo area between El Limonar and Colinas de Limonar is highly demanded, especially because of the push that new developments have given. If you are looking for a special villa, this is undoubtedly a unique example in Malaga.

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Features:

Pool, Air conditioning, Sea views, None, None, None, Parking, None, None, None