



## 6 Cuarto Villa en venta en Nueva Andalucia, Málaga

4.375.000€



Brand-new villa in the prestigious La Cerquilla, Nueva Andalucia.

### Layout:

Ground floor includes an open plan, fully equipped kitchen, living room with fireplace and dining room, TV room/office. Also on this level is 1 bedroom en-suite. This floor extends effortlessly to the terraces, featuring an outdoor kitchen, living area, dining area, and pool area.

The first floor boasts the master bedroom suite with walk-in closet + further 2 bedrooms en-suite. The rooftop terrace offers seating areas, a fire pit, a Jacuzzi, and provisions for another outdoor kitchen.

The basement includes a TV room with pre-installed kitchenette connections, providing extensive customisation options. On this level is also a games room, gym, sauna and Hammam. Another bedroom en-suite + 1 additional bedroom/office that shares a bathroom with the gym area. The basement's bedroom and TV room come with pre-installed kitchenette connections, offering further customisation options.

Specifications include air-conditioning hot & cold by Airzone, various areas have under floor heating. The appliances in the kitchen are from Gaggenau.

Pre-installed solar panels on the sundeck, user-friendly home automation, accessible through a single app on your phone.

Elevate your bathing experience with faucets and sanitary ware from Villeroy & Boch and Grohe. The villa also features seamless technology integration, with pre-installations for curtain motorisation and various TV placement options in designated entertainment spaces.

🏠 6 dormitorios

📏 1.200m<sup>2</sup> Tamaño de la parcela

🚿 5 baños

✅ Piscina

🏠 785m<sup>2</sup> Tamaño de construcción



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