



## 4 chambre Villa à vendre dans Nueva Andalucia, Málaga

**3.950.000€**



This Villa is for sale in one of the most exclusive and tranquil residential communities of Nueva Andalucía — La Cerquilla. Built in 2023, this meticulously crafted villa extends over 770 square meters of built area across three levels and sits on a 1,000 square meter plot, offering the finest in modern Mediterranean living. With four bedrooms, all en-suite, and five bathrooms in total, the property effortlessly balances architectural sophistication with comfort and privacy. The villa's layout is purposefully designed to enhance both convenience and luxury. The main floor presents an open-concept living space, anchored by a high-end kitchen equipped with Siemens and Miele appliances, perfect for daily living and hosting. This level also includes a guest toilet and a spacious en-suite bedroom, providing accessible accommodation. The upper floor boasts a large master suite with an sumptuous en-suite bathroom, and two private terraces ideal for enjoying morning sunrises or serene sunset views. Complementing the smart home system that controls lighting, blinds, curtains, and climate across the entire property. An auto-lock security system enhances peace of mind, automatically securing the entrance in case of intrusion. And Sonos system throughout the property. Descending to the basement, the villa unfolds into a hub of leisure and wellness. A private cinema and games room, along with a fully equipped gym, add a layer of indulgence. Two additional en-suite bedrooms on this level ensure that every guest enjoys comfort and privacy. All bathrooms in the basement feature electric underfloor heating. Outdoor living is equally impressive. The landscaped Mediterranean garden stretches over 1,000 square meters, designed for both relaxation and aesthetic appeal. A saltwater swimming pool with pre-installation for heating serves as the centerpiece, while the south-west orientation ensures abundant sun light throughout the day. Multiple covered and uncovered terraces expand the living space outdoors, creating idyllic settings for alfresco dining, entertaining, or quiet reflection. Located in La Cerquilla, this villa benefits from a community known for its serene environment and top-tier residential properties. The area predominantly consists of luxurious villas and modern estates, offering a blend of traditional Andalusian charm and cutting-edge architecture. It is considered one of the most desirable areas in Nueva Andalucía due to its calm surroundings, privacy, and excellent connectivity. The

 4 chambres  
 1.000m<sup>2</sup> Taille de la parcelle

 4 salles de bains  
 Piscine

 770m<sup>2</sup> Taille de construction



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