

## 5 soverom Leilighet til salgs i Chullera, Málaga

2.171.000€



The last remaining villa in this exclusive boutique development of just three contemporary homes in Bahía de las Rocas offers a rare opportunity to secure a brand-new luxury residence with panoramic sea views towards Gibraltar and the North African coastline, just 900 metres from the beach and only minutes from Sotogrande.

Set on a generous plot of 1,146 m<sup>2</sup>, the villa will offer approximately 433 m<sup>2</sup> of built space, thoughtfully designed to maximise natural light, views and seamless indoor-outdoor living. The property is planned with five bedrooms, elegant open-plan living areas and high-quality finishes throughout, creating a home perfectly suited for both full-time living and luxury holiday use.

Outside, the villa will feature a private saltwater swimming pool and landscaped Mediterranean gardens with automatic irrigation, designed for effortless outdoor living. Modern specifications include an energy-efficient arothermal climate system, pre-installed smart home technology, security systems, high-quality aluminium carpentry and fully fitted designer bathrooms.

Construction licence is already in place and building can begin immediately upon reservation, with an estimated completion timeframe of approximately 12 months, offering a clear and defined delivery schedule.

Ideally positioned just five minutes from Sotogrande, close to golf courses, the marina, international schools and beach clubs, with Gibraltar Airport only 15 minutes away and Málaga Airport approximately 45 minutes.

This represents the final opportunity to acquire one of only three villas in this privileged coastal location.

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