

## Villa

Málaga



Rooms: 5  
Status: Sale

Bathrooms: 3  
Property Type: Villa

M<sup>2</sup>: 675  
Reference: R4974067

Price: 1,650,000 €  
Publish date: 12.06.25

**Overview:** This exceptional villa is situated in the highly desirable Cerrado de Calderón area of Málaga. Known for its exclusivity and tranquility, this prime location offers a privileged lifestyle with proximity to excellent schools, amenities, and stunning Mediterranean views. The expansive 2,325 m<sup>2</sup> urban plot provides ample space and potential within this sought-after neighborhood. This south-facing villa benefits from abundant natural light throughout the day, enhancing its warm and inviting atmosphere. The expansive outdoor area includes beautifully landscaped gardens and a private pool, perfect for enjoying the Mediterranean climate. It also includes stables for horse lover (or could be an option to convert into separate office, gym or guesthouse). **Elegant and Spacious Villa:** This magnificent independent villa boasts 340 m<sup>2</sup> of built space is in need of modernisation allowing the new owner to create their perfect home. The property offers a unique blend of classic charm and Andalucian character, with the added potential for expansion and modernisation. The layout prioritizes spacious living areas and seamless integration with the beautiful outdoor surroundings. **Key Features:** Double Height Living Room: Creates a grand and

airy atmosphere. Central Patio de Luces: Enhances natural light and adds a unique architectural element with a central fountain. Five bedrooms and three bathrooms : Providing ample accommodation for family and guests. Spacious terraces with sea views: Offering breathtaking panoramic vistas. Swimming pool surrounded by Gardens: Creating a private oasis for relaxation and entertainment. Outdoor parking for six vehicles Closed garage with sauna: Capable of accommodating four cars or conversion to a gym/storage space. South-Facing orientation: Maximizing natural light throughout the day. Possibility of plot expansion or segregation: Offering significant development potential. Ground floor: Features a dining room, living room with fireplace, office, kitchen, and two bedrooms. Upper floor: Houses three additional bedrooms all withbuilt-in wardrobes and two bathrooms.

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Features:

Pool, Sea views, None