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PINARES DE SAN ANTÓN

2 475 000 €

■■■■■■■■■ R4854190

■■■■■ ■ Pinares De San Antón

4	524 m²	915 m²	215 m²
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Villa Acacia is a beautifully designed, newly built residence located in the prestigious Pinares de San Antón neighbourhood in the eastern part of Málaga. Developed by the renowned Cogitari Group, this property combines high-end architectural design with functionality and scenic beauty. The villa spans four floors with a total built area of 524 square metres, including 309 square metres of interior space and an impressive 215 square metres of terraces that offer seamless transitions between indoor and outdoor living. The layout of this home has been thoughtfully planned to suit modern family life. On the entrance level, the carport leads directly into the property, offering secure and easy access. From this point, you descend to the bedroom floor, where three bedrooms are located, one of which features an en-suite bathroom. This configuration offers both privacy and practicality, particularly appreciated by families who prefer bedrooms grouped on a single level. The main living area is situated on the lower level, where an open-plan space integrates the dining area, living room, and kitchen. A guest toilet on this floor adds convenience when entertaining. The kitchen is a true highlight of the property, designed by Moldunova and fitted with Ritmonio taps, combining cutting-edge style with exceptional craftsmanship. The large windows on this level flood the home with natural light and frame captivating views of the sea and surrounding hills, creating an inviting atmosphere throughout the day. Further down, the basement level extends the functionality of the home even more. Here, you'll find an entertainment room, ideal for leisure and gatherings, along with a wine cellar and an additional bedroom with natural light. This flexible space provides the option to create a private guest suite, home gym, or cinema room, depending on your lifestyle needs. Underfloor water-based heating is installed throughout the villa, ensuring year-round comfort in every corner of the home. Villa Acacia is located in the heart of Pinares de San Antón, a well-established gated community nestled within the green foothills of the Montes de Málaga. This neighbourhood is characterised by its peaceful, natural environment and a mix of architectural styles that include modern villas and traditional Andalusian homes, each set on generous plots surrounded by mature trees. The elevation of the area provides spectacular sea views and a cooler climate in the warmer months, while the pine-filled landscapes offer fresh air and a serene ambiance that sets it apart from other residential zones in Málaga. Accessibility remains one of Pinares de San Antón's strongest assets. The beaches of Pedregalejo and El Palo are within a 7-minute drive, where locals enjoy seafood dining at restaurants such as El Tintero, El Cabra, and Restaurante Mar de Pedregalejo. Schools such as the Lycée Français International de Málaga, Colegio San Estanislao de Kostka, and St. George's British School are just minutes away, making the area ideal for families prioritising quality education close to home. The location is equally well-connected in terms of transportation. The nearby A-7 motorway offers direct access to Málaga's city centre, airport, and other coastal towns. Public buses also operate in the area, offering an alternative to driving without compromising on mobility. Essential services such as supermarkets, pharmacies, and boutique stores can be found in Cerrado de Calderón and El Palo, ensuring convenience without sacrificing the tranquillity of residential living. Sports and recreation are well catered for with access to tennis and paddle clubs, including the Club de Campo de Málaga, which offers additional leisure facilities such as swimming, fitness classes, and social events. Hiking enthusiasts will enjoy the trails leading through the Montes de Málaga, offering panoramic viewpoints and shaded forest paths just outside the neighbourhood. Healthcare access is also excellent, with several clinics in the vicinity and Hospital El Ángel within driving distance, providing peace of mind for residents seeking long-term living or retirement options. Built in 2025, Villa Acacia offers not just an exceptional design and superior finishings, but a practical and peaceful living experience. The combination of natural light, sea views, and thoughtful layout make it an ideal home for families or professionals seeking a sophisticated yet low-maintenance property in one of Málaga's most desirable residential areas. This villa is not just a property; it's a well-rounded lifestyle opportunity, offering a rare balance of contemporary architecture, serene surroundings, and proximity to both beach and city amenities. For those looking to enjoy everything eastern Málaga has to offer, Villa Acacia provides the perfect starting point.

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[redacted]	R4854190	[redacted]	[redacted]
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