

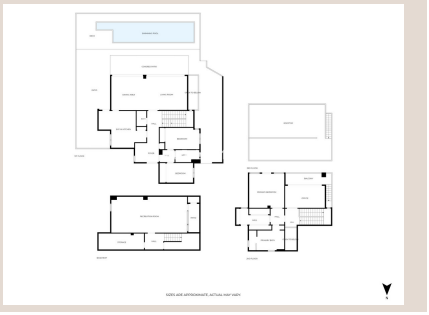
MÁLAGA

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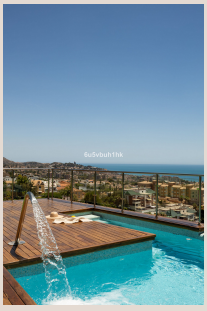
2 450 000 €

■■■■■■■■ R5428381

3	2	336 m²	776 m²	520 m²
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High above Cerrado de Calderón, on a corner plot with open views in more than one direction, this villa has the kind of position that cannot be recreated easily. From the house, the eye moves between the Mediterranean Sea and the green mountain backdrop of Pinares de San Antón. It feels open, private and calm — close to Málaga city, but with the sense of space that makes this part of Málaga East so sought after. Built around 20 years ago, the villa reflects the clean modern architecture of that period: generous volumes, large windows, strong materials and a very practical layout. It has not lost its relevance. Quite the opposite — the quality is visible in the way the house has aged, and in the condition it is in today. The main living area is open, bright and easy to enjoy. Large windows connect the living and dining space with the terrace, the wooden decking and the private pool, allowing the light and views to become part of daily life. The kitchen is separate, spacious and functional, with one of those quiet details that makes a real difference: you can cook while looking out towards the landscape. The villa currently offers three bedrooms, two bathrooms and a guest toilet. The master bedroom occupies the upper floor and feels like a private suite, with its own walk-in wardrobe, en-suite bathroom, balcony and a small lounge or office area. It is a calm, separate space within the home, with beautiful outlooks over the surroundings. On the lower level, there is a large additional room with its own patio bringing in natural light. It is not a dark basement space, but a flexible area that could work perfectly as a fourth bedroom, playroom, home office, gym or independent guest area. This level also includes a large storage room and a small bodega beneath the stairs. The outdoor areas are designed for relaxed, low-maintenance Mediterranean living. The pool area sits naturally beside the house, with wooden decking and a practical bathroom located below the pool level, so there is no need to go back through the house after swimming. The garden is mature, beautiful and easy to care for, with fruit trees and greenery adding character without creating unnecessary maintenance. There is also generous private parking for three cars. Another strength of the property is how easy daily life becomes from here. Three highly regarded schools — Cerrado de Calderón, the French Lycée and the British College — are all within approximately five minutes, making the location especially practical for families. The area also offers a large senior residence, gyms, restaurants, supermarkets and daily services close by, without losing the calm residential feeling of the setting. A solid, well-kept villa in ■one ■of ■Málaga ■East's most ■established ■residential ■areas ■— ■elevated, full ■of ■light, with ■sea ■and mountain ■views, ■and ■a ■layout that still ■makes ■sense ■for ■modern ■family ■living.

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