





the garage to the ground floor of the villa.

### Property highlights include:

- Contemporary style villa on a spacious corner plot
- 4 ensuite bedrooms + guest WC
- Expansive pool terrace with infinity pool
- 2 car garage with private lift to the ground floor of the villa
- Sea, mountain & sunset views
- Fireplace, designer kitchen, premium finishes
- Dual access from the upper and lower road with private parking for 2 cars
- Walking distance to beach, restaurants & village
- Smart home features & solar panels available

Located in the heart of **La Herradura**, a charming coastal town with a relaxed Andalusian atmosphere, you'll enjoy easy access to **nature, water sports, and local culture**, while still being just:

- 5 minutes from Marina del Este
- 45 minutes from Málaga Airport
- 45 minutes from Granada
- 75 minutes from the Sierra Nevada ski resort

This villa is **available off plan**, with completion scheduled in **March 2028**. As the **developers**, we invite direct inquiries. Early buyers may have the opportunity to **customize selected interior finishes and materials**, tailoring the home to reflect your individual style.

### Features:

|                           |                                       |                                 |
|---------------------------|---------------------------------------|---------------------------------|
| 2 car garage              | Aerothermal system for hot water      | Automatic garage door           |
| Automatic gate            | Automatic window blinds               | Central air conditioning        |
| Cloak room                | Close to marina                       | Ensuite bathrooms               |
| Fitted wardrobes          | Fully fitted kitchen                  | Furnished bathrooms             |
| Garden                    | Glass shower enclosures               | Guest toilet                    |
| Home automation           | Induction hob with built-in extractor | Infinity pool                   |
| Large terrace             | Laundry room                          | Lift from garage to entry level |
| Open plan, living area    | Private 2 car garage                  | Rain showers                    |
| Secure, off-road parking  | Solar panels                          | Special, LED illumination       |
| Storage room              | Terrace                               | Video Entry System              |
| Walking distance to beach | Walking distance to town              | Water deposit & pressure pump   |
| Water softener            |                                       |                                 |

