

NEW BUILD, MODERN LUXURY VILLA WITH PANORAMIC SEA & MOUNTAIN VIEWS NEAR NERJA

La Herradura

Reference: R1-9

BEDS	BATHS	BUILT	PLOT	TERRACE
4	5	403 m²	400 m²	114 m²

Step into the essence of Mediterranean living with this stunning new-build villa in an **exclusive, boutique development of 33 unique villas overlooking La Herradura** — a hidden gem on Spain's southern coast, famous for its breathtaking sunsets and laid-back charm.

This architecturally striking villa blends sleek modern design with natural beauty, offering **4 spacious ensuite bedrooms**, **5 bathrooms**, and **open-plan living** that flows seamlessly onto a vast terrace with a **private infinity pool**. Soak in panoramic views of the **sea, mountains, and iconic La Herradura sunsets** from nearly every room.

Built across multiple levels and connected by a **private lift**, the villa offers convenience and privacy in equal measure. On the **basement level**, you'll find a **two-car garage**, **storage room**, and **technical space** (150 m² in total). The lift ascends to a **versatile mezzanine level** — ideal as a gym, workshop, games room, or extra storage — left intentionally unfinished for you to personalize.

The **main living floor** is designed for elegant indoor-outdoor living. The contemporary kitchen features **a central island and premium appliances**, while the living and dining areas open to the expansive terrace and pool area — perfect for entertaining or soaking up the Andalusian sun. One ensuite bedroom is conveniently located on this level.

Upstairs, three more **generously sized ensuite bedrooms** open onto another terrace with equally stunning views. All bedrooms feature **fitted wardrobes**, and there is direct **street-level access** with **secure off-road parking** for one vehicle — **making this an ideal entrance for your guests, who can enter the villa**

without going through the basement.

Highlights include:

- High-end finishes throughout
- Smart home technology
- Solar panels for energy efficiency
- Walking distance to the **beach, restaurants**, and charming **village center**
- **Tranquil and private setting within an exclusive community of unique villas**
- Only 5 minutes to the picturesque **Marina del Este**
- 45 minutes to **Malaga Airport** and the vibrant cities of **Granada** and **Malaga**
- 75 minutes to **Sierra Nevada** — ski in the morning, dine on the beach by sunset
- Surrounded by nature: hiking, biking, kayaking, diving, and more

This villa is **currently under construction**, with **completion planned for February 2026**. As the **developers of the project**, we welcome direct contact from interested buyers. **Early purchasers will have the opportunity to choose certain materials and finishes**, allowing for a more personalized final result.

Features:

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

Water deposit & pressure pump

Water softener













