

## Villa in Málaga

Reference: R5032645



Bedrooms: 4

Bathrooms: 2

M<sup>2</sup> Build size: 174

Price: 1,100,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M<sup>2</sup> Plot Size: 473





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Overview: For sale, charming home with a truly unique and authentic design, located in one of the most sought-after areas of East Málaga. Built in the 1970s, this property is part of a select group of just 12 houses—one of the first residential communities established in Cerrado de Calderón. Its distinctive architecture, inspired by octagonal volumes reminiscent of honeycomb cells, creates warm, light-filled interiors with a character all their own. The house is arranged across four split levels, connected by a central staircase. Every room looks out onto the surrounding garden, offering a strong sense of privacy and a seamless connection with nature. The gently sloping plot allows for multiple direct garden access points from different levels of the house. Conveniently, the property has access from two separate streets, enhancing its connection with various parts of the neighborhood. Inside, the home offers four bedrooms, two generously sized bathrooms, a living room with access to a terrace on the first level, and a spacious open-plan living-dining area with an integrated kitchen that opens onto a covered porch and outdoor dining space. The mature garden is well maintained, with lawn, flowers, and established trees, and benefits from sunshine throughout the day. Additional features include a covered garage at the top of the plot, a sauna room, and an outdoor parking space. Recent upgrades include laminated flooring, new PVC windows with double glazing and security glass, gas-powered heating via radiators, and air conditioning units with heat pump functionality. The kitchen also operates on gas. What sets this home apart is its unique architectural personality, its bright and airy spaces, and peaceful views of the garden. It is located in a quiet, prime position within the neighborhood, close to two local shopping centers and several international schools. Proximity to the beach further enhances its appeal, whether as a permanent residence or a smart investment. In recent years, high demand from families drawn by the nearby British and French international schools has made Cerrado de Calderón one of Málaga's most desirable residential areas. The community also boasts exceptional shared facilities: a large swimming pool with a children's area, a vast communal plot with fruit trees and vegetable gardens, and generous outdoor spaces perfect for gatherings and family celebrations.

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Features:

None, Pool, Air conditioning, Private garden, None, Parking