



PINARES
HILLS



INTRO

Welcome to this exclusive project showcasing contemporary villas designed for modern living. Each villa boasts luxurious features including customisable modern kitchens, floor-to-ceiling glass elements, and open-plan living spaces flooded with natural light.

Attention to detail is evident throughout, from the fully fitted kitchens to the entertainment room and wine cellar. Step outside onto extensive south-facing terraces and enjoy your own private saltwater infinity pool, perfect for leisurely afternoons soaking up the sun.

FIRST VILLA COMPLETED APRIL 2025





LOCATION

Located within a gated community just north of **Málaga City Centre**, this development offers a serene retreat from the city's hustle and bustle while being conveniently close to amenities. In just 7 minutes, you can find yourself at the famous Malagueta beach, city center, restaurants, and shopping destinations. These villas offer luxury living in an ideal location.

PINARES DE SAN ANTÓN, MALAG A



Villa 1	914,34 m ²	341,75 m ²	4	3	3	-
Villa 2	916,00 m ²	341,90 m ²	4	3	3	-
Villa 3	920,62 m ²	348,30 m ²	4	3	3	-
Villa 4	869,58 m ²	318,55 m ²	4	3	3	-
Villa 5	2.450,13 m ²	486,17 m ²	5	5	3	-
Villa 6	915,13 m ²	411,84 m ²	5	4	4	-
Villa 7	915,46 m ²	300,55 m ²	4	3	3	-
Villa 8	915,87 m ²	336,30 m ²	5	4	3	1
Villa 9	915,29 m ²	318,65 m ²	4	4	3	-
Villa 10	917,79 m ²	349,70 m ²	5	4	3	1
Villa 11	915,70 m ²	288,70 m ²	4	3	3	1
Villa 12	915,97 m ²	353,50 m ²	4	3	3	1
Villa 13	915,82 m ²	310,85 m ²	5	4	3	1

PLOT DISTRIBUTION



PROJECT OVERVIEW

VILLA 1

- 4 bedrooms
- 3 bathrooms
- 341,75 m2 covered built
- 914 m2 plot
- 320 m2 terrace
- 3 parking spaces
- West facing

VILLA 2

- 4 bedrooms
- 3 bathrooms
- 341,90 m2 covered built
- 916 m2 plot
- 288 m2 terrace
- 3 parking spaces
- West facing

VILLA 3

- 4 bedrooms
- 3 bathrooms
- 348,30 m2 covered built
- 921 m2 plot
- 263 m2 terrace
- 3 parking spaces
- West facing

VILLA 4

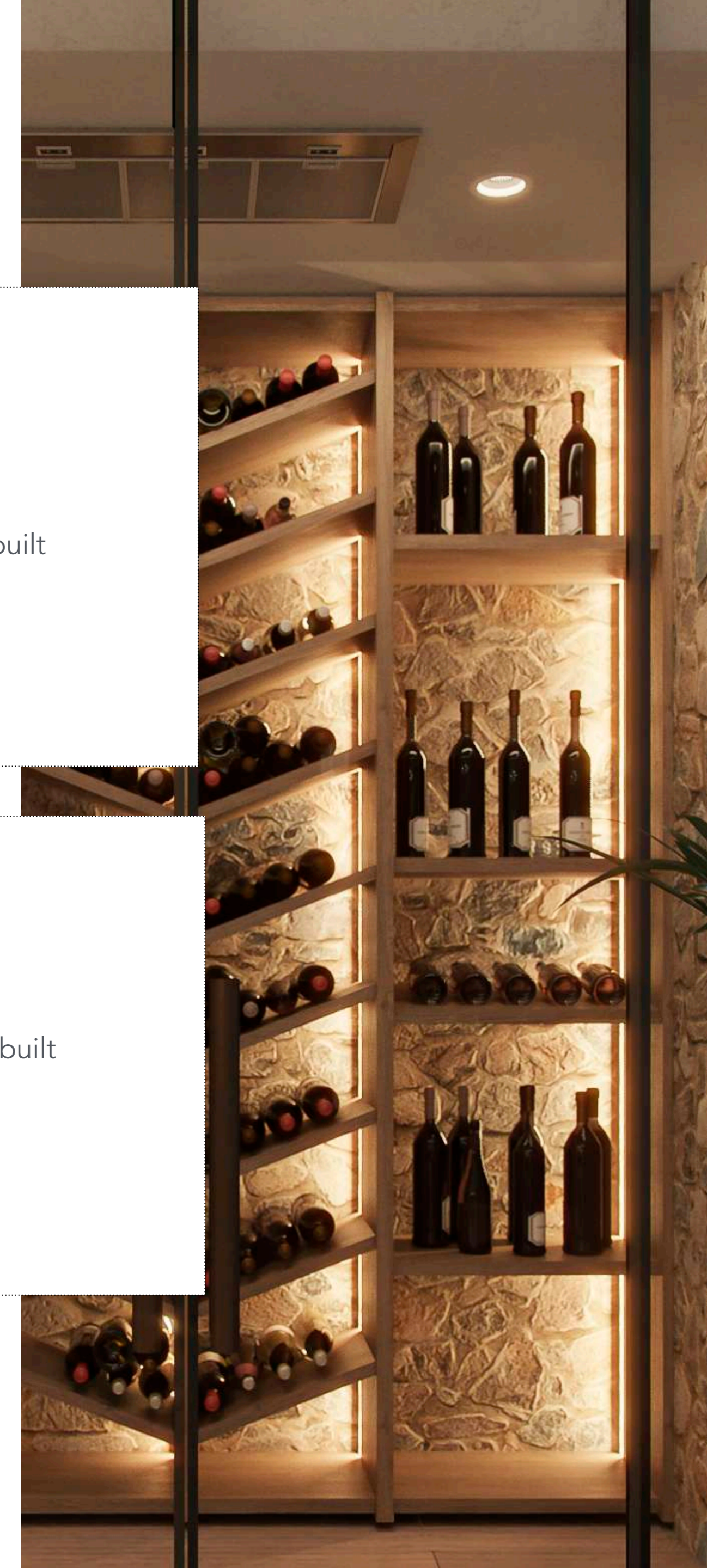
- 4 bedrooms
- 3 bathrooms
- 319,55 m2 covered built
- 870 m2 plot
- 247 m2 terrace
- 3 parking spaces
- West facing

VILLA 5

- 5 bedrooms
- 5 bathrooms
- 486,17 m2 covered built
- 2.450 m2 plot
- 358 m2 terrace
- 3 parking spaces
- South-west facing

VILLA 6

- 5 bedrooms
- 4 bathrooms
- 411,84 m2 covered built
- 915 m2 plot
- 187 m2 terrace
- 4 parking spaces
- East facing





€2.800.000

VILLA OLIVO

4 BEDS | 3 BATHS | 914 M2 PLOT | 341,75 M2 INTERIOR | 320 M2 TERRACE

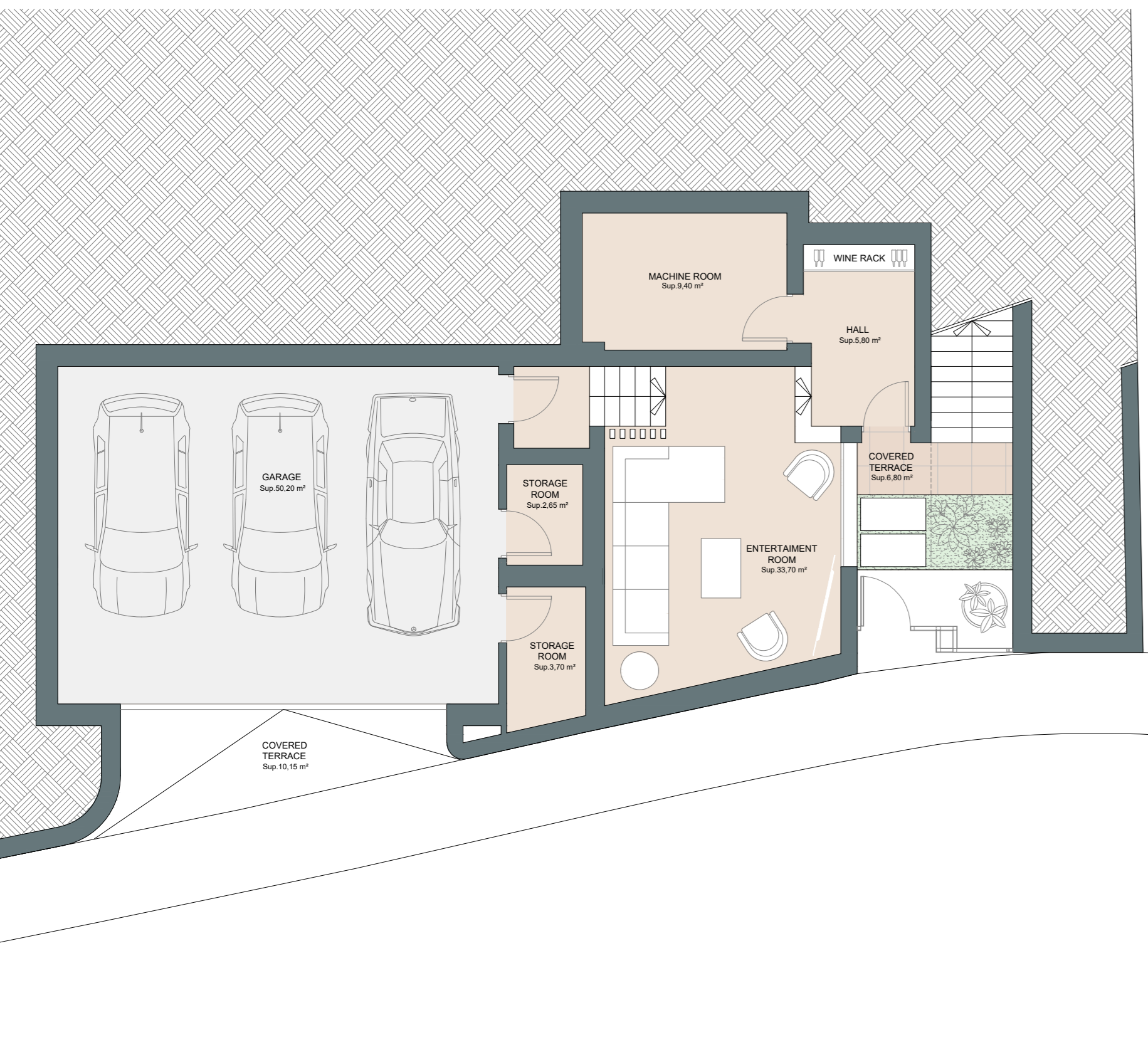
VILLA OLIVO

RENDERS

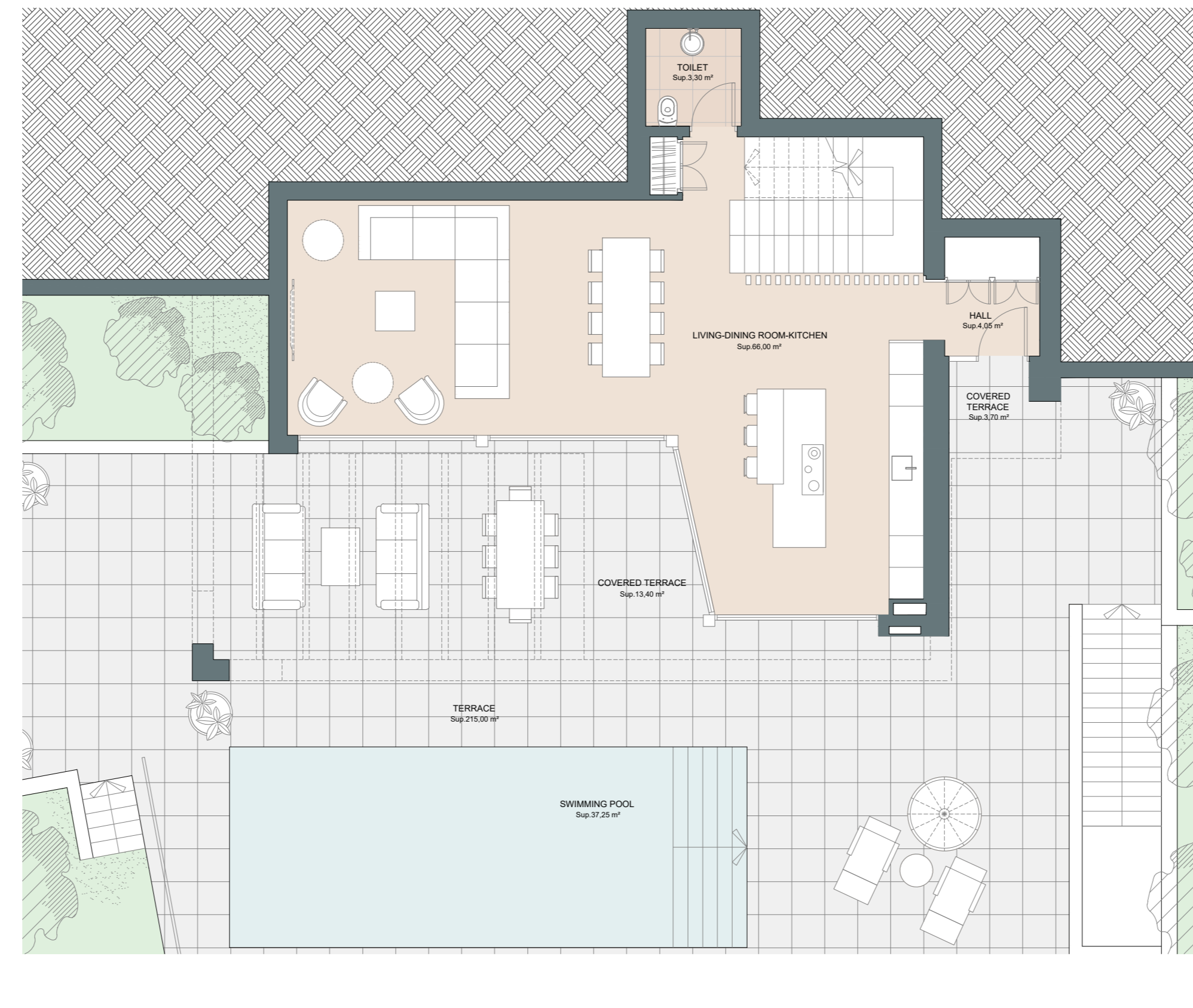


VILLA OLIVO

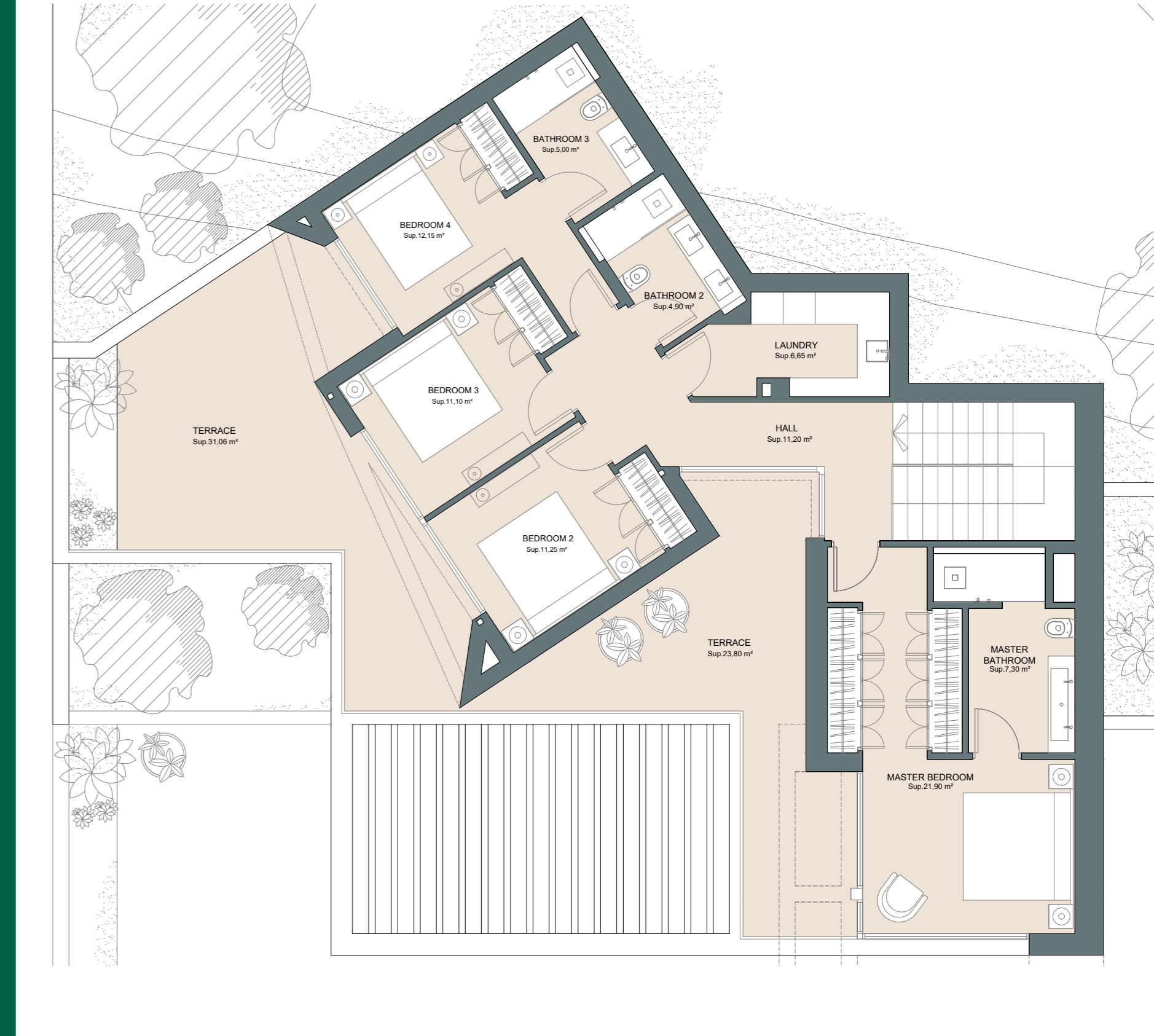
FLOORPLANS



BASEMENT



GROUND FLOOR



FIRST FLOOR



€2.600.000

VILLA CÍPRES

4 BEDS | 3 BATHS | 916 M2 PLOT | 341,90 M2 INTERIOR | 288 M2 TERRACE

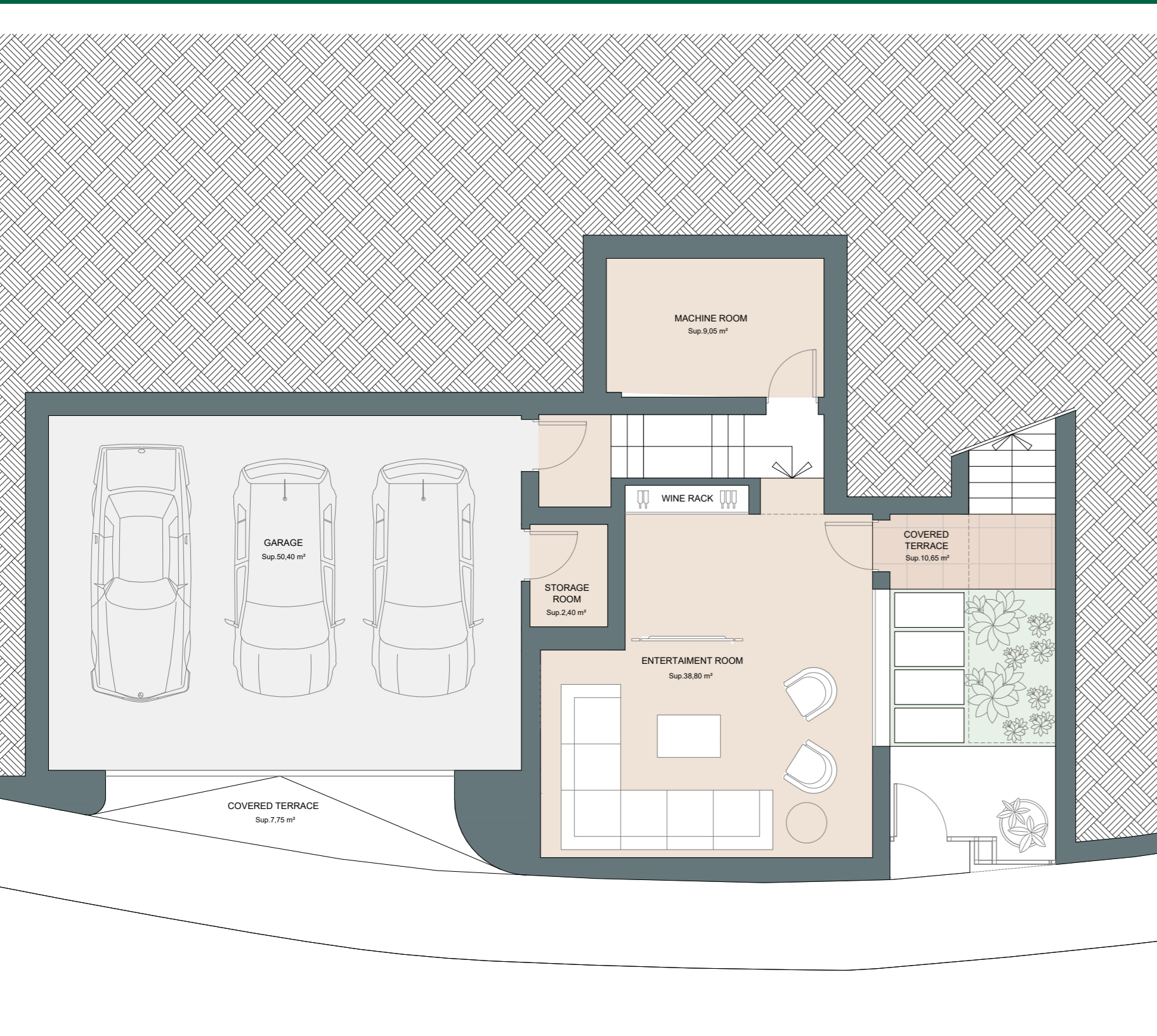
VILLA CÍPRES

RENDERS

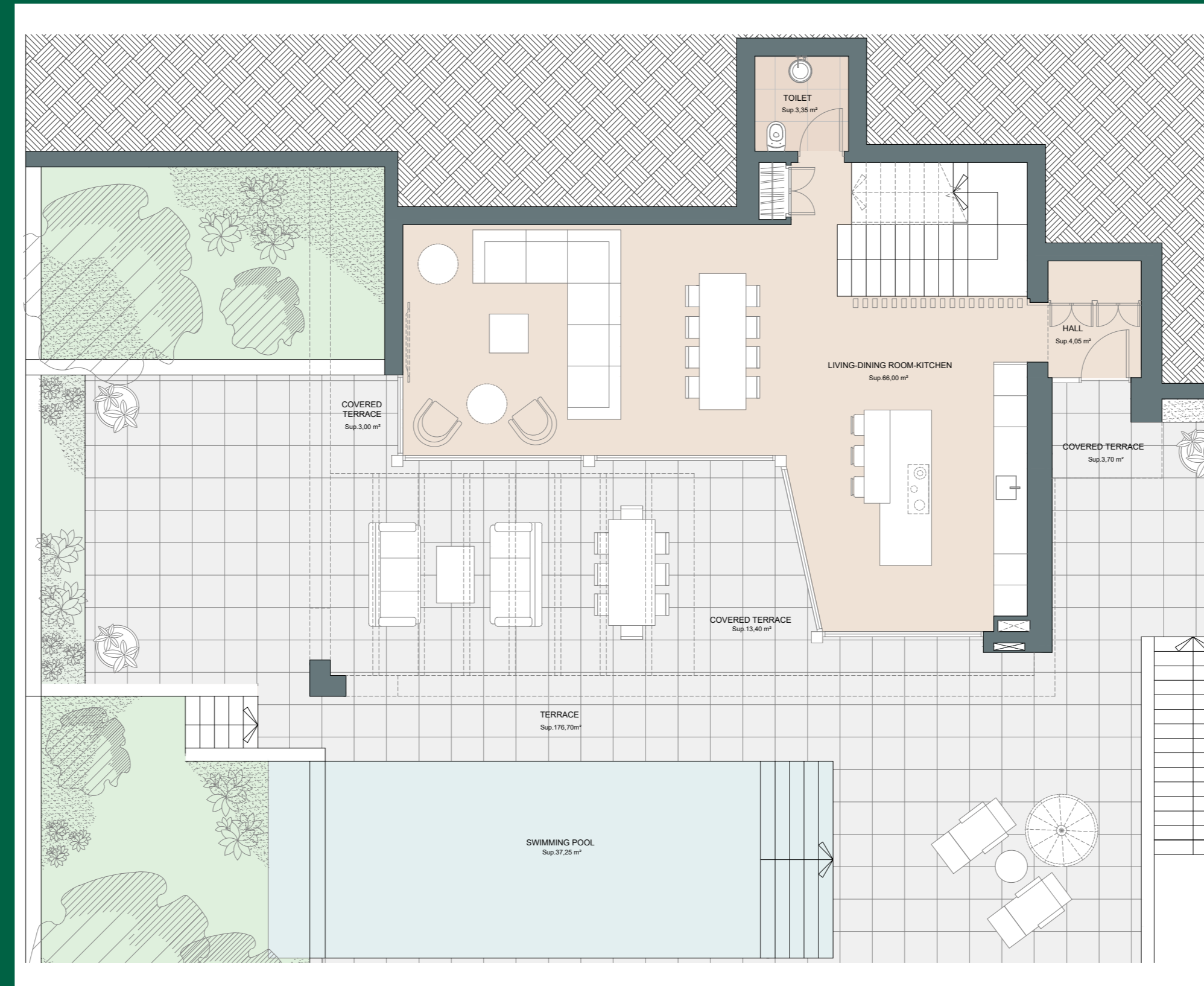


VILLA CÍPRES

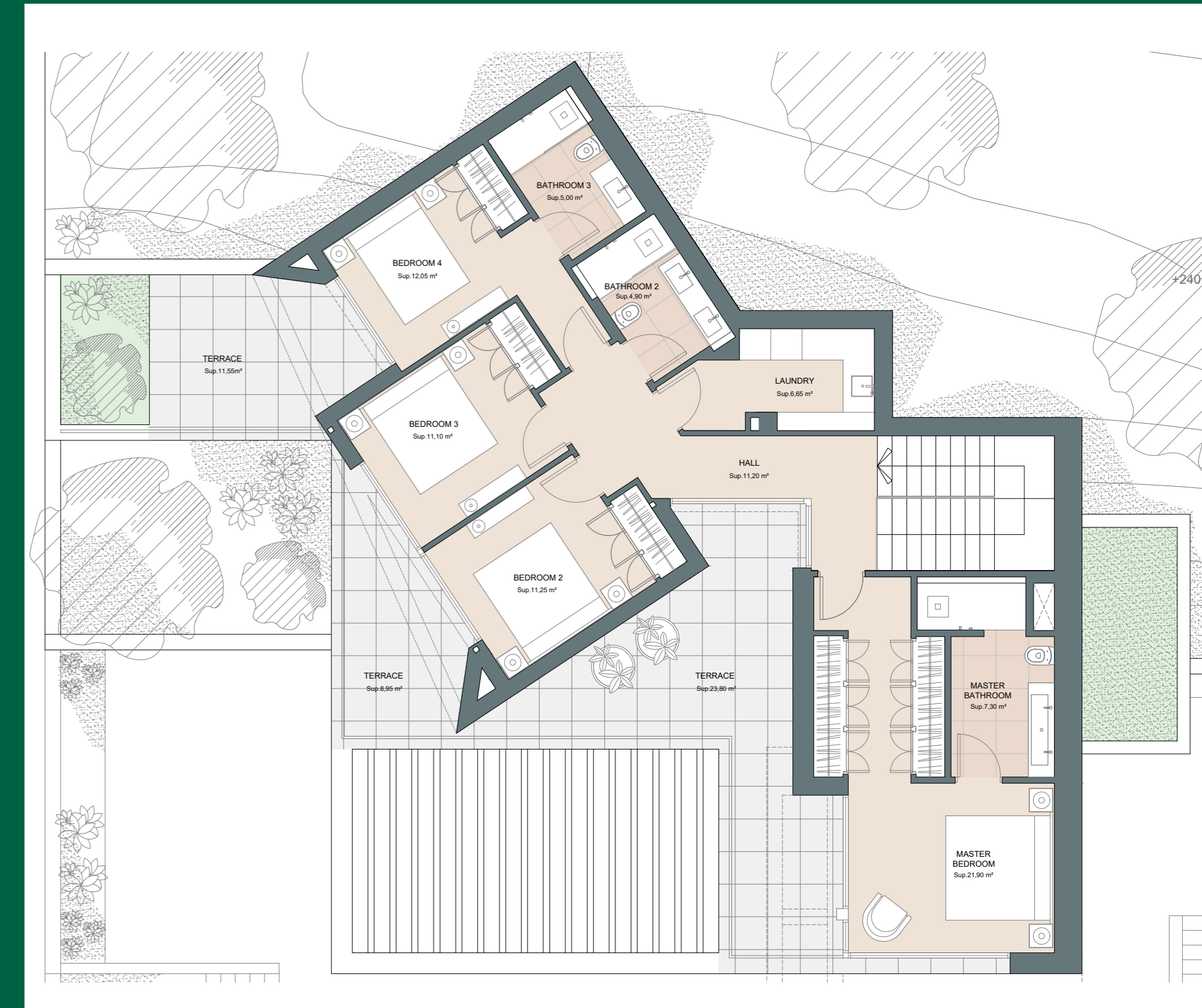
FLOORPLANS



BASEMENT



GROUND FLOOR



FIRST FLOOR

A modern, multi-level villa with a minimalist design, featuring large glass windows and a swimming pool. The building is illuminated from within, and the surrounding landscape is lush with greenery. The sky is a deep blue, suggesting dusk or dawn. The villa has a prominent cantilevered upper level and a large glass-walled ground floor. A swimming pool is visible in the foreground, and a dining area with a table and chairs is visible through the glass walls. The overall atmosphere is serene and luxurious.

€2.600.000

VILLA HAYA

4 BEDS | 3 BATHS | 920 M2 PLOT | 348,30 M2 INTERIOR | 263 M2 TERRACE

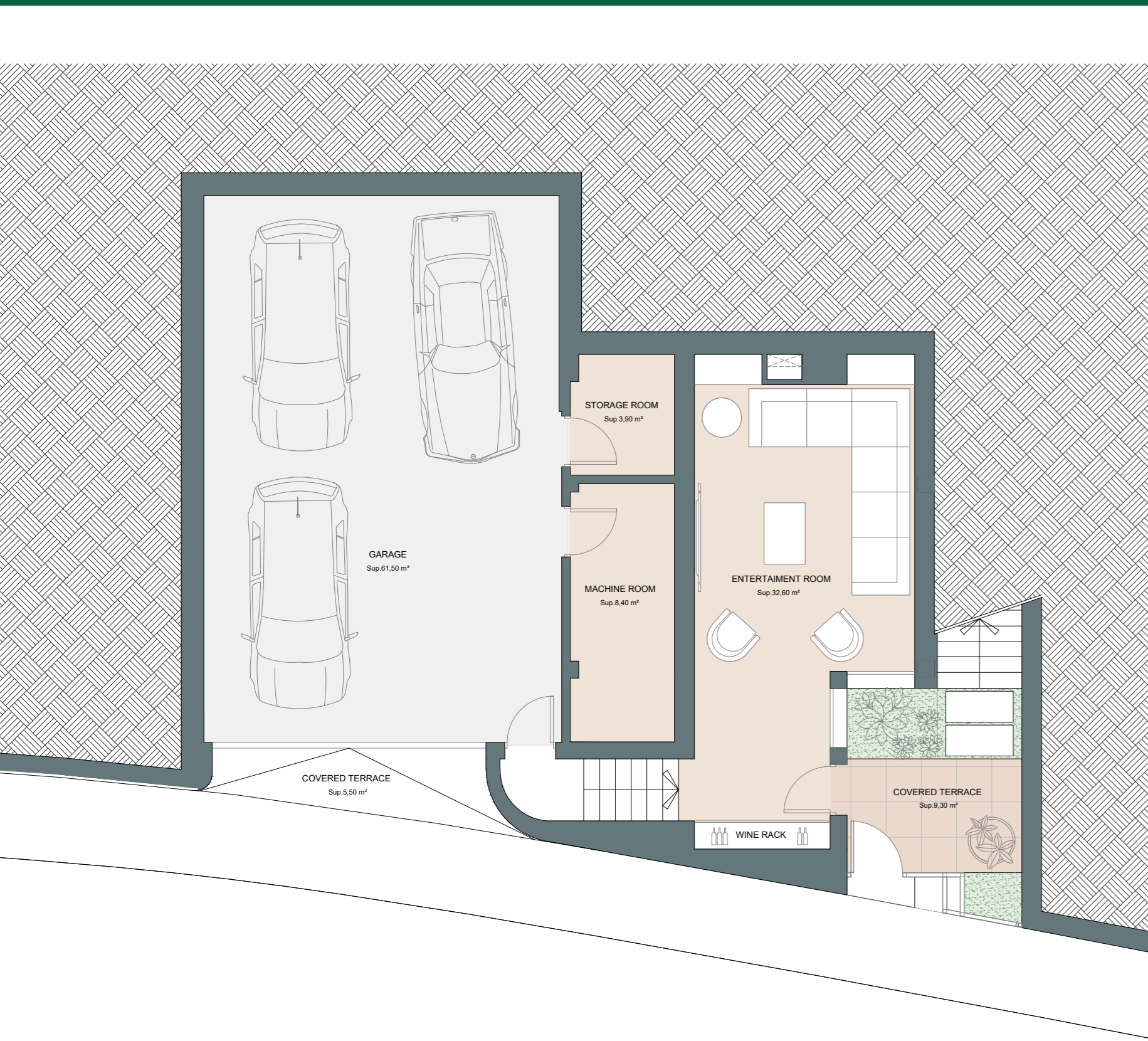
VILLA HAYA

RENDERS

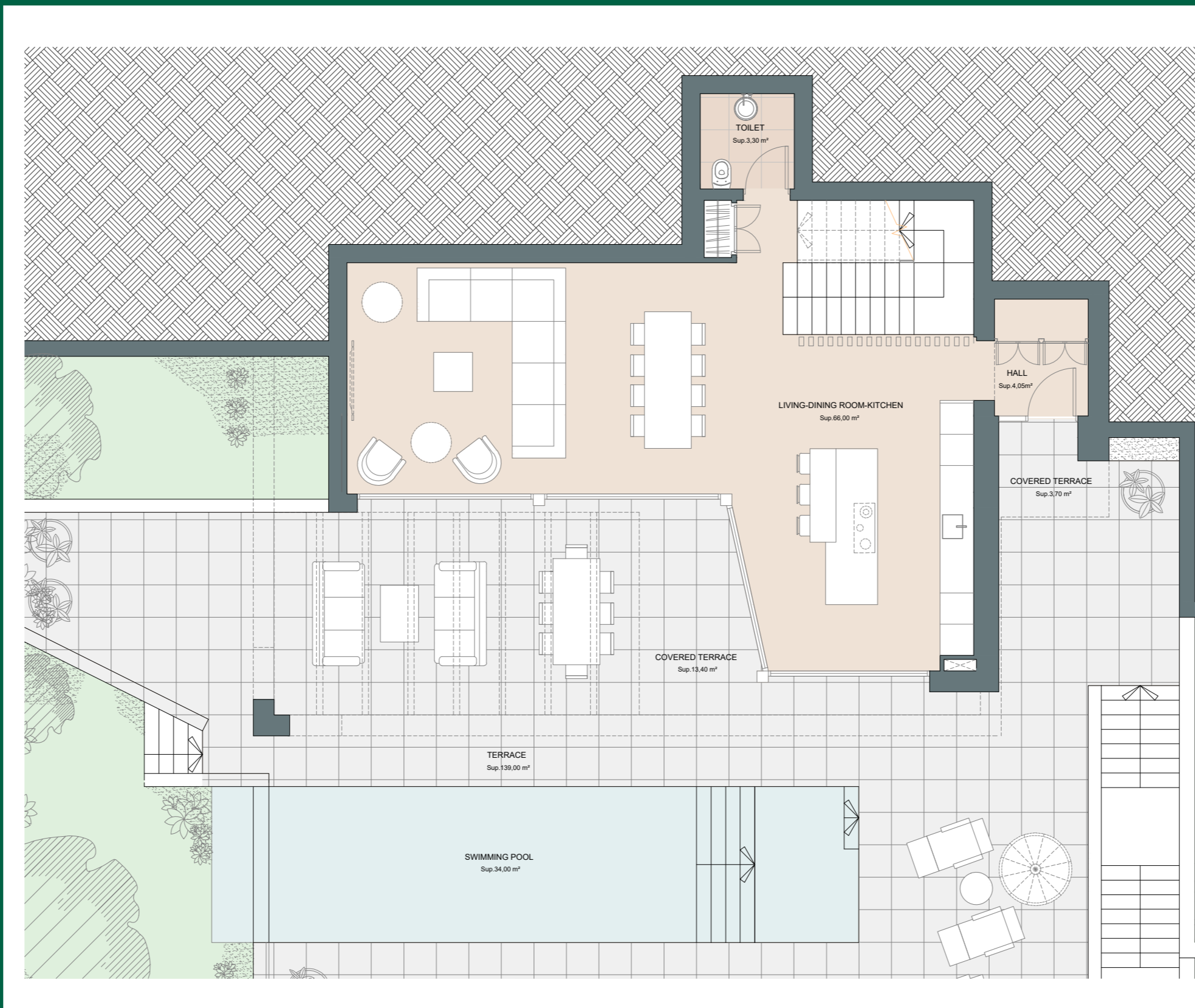


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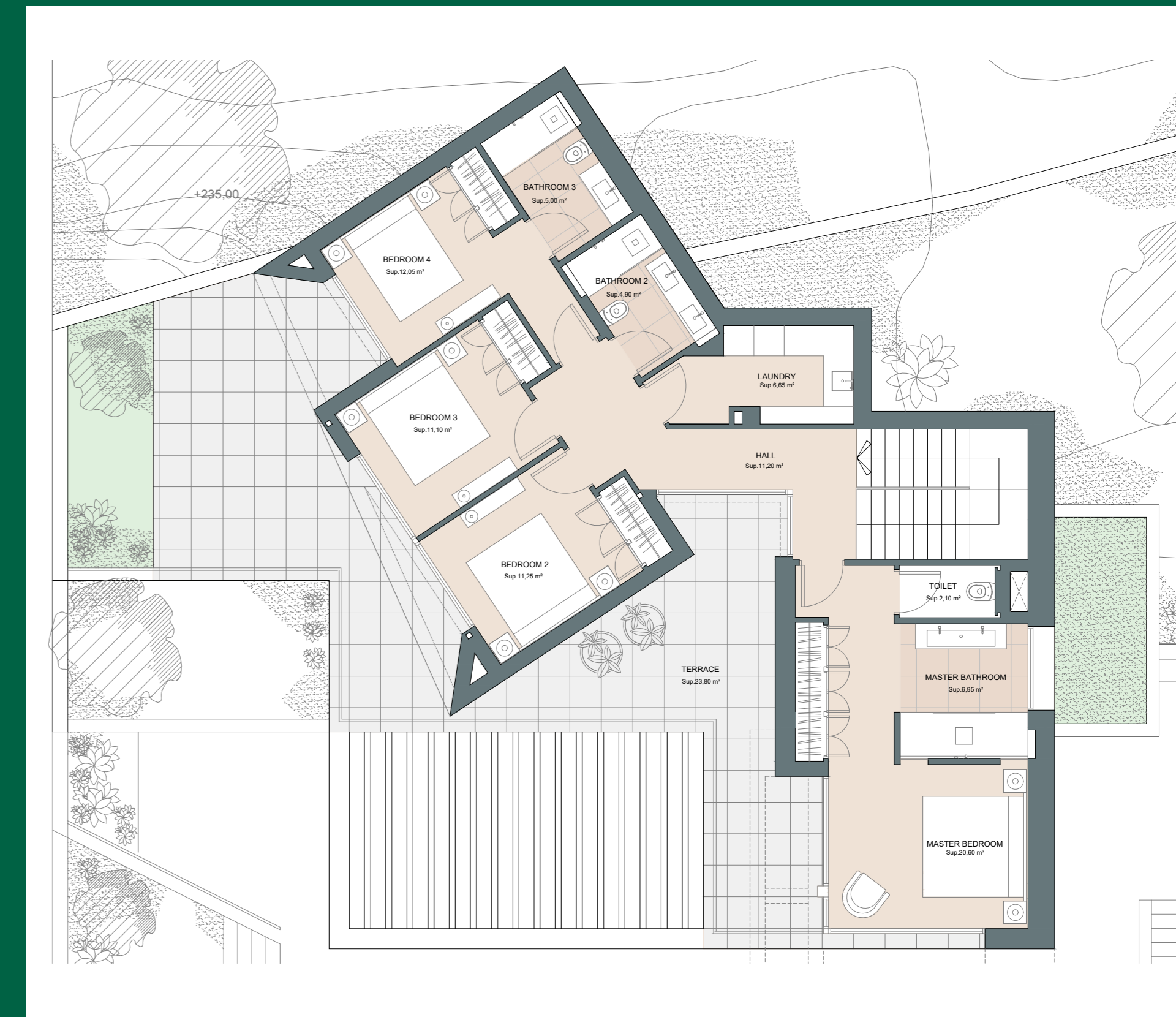
FLOORPLANS



BASEMENT



GROUND FLOOR



FIRST FLOOR



€2.400.000

VILLA CASTAÑO

4 BEDS | 3 BATHS | 870 M2 PLOT | 411 M2 BUILT | 247 M2 TERRACE

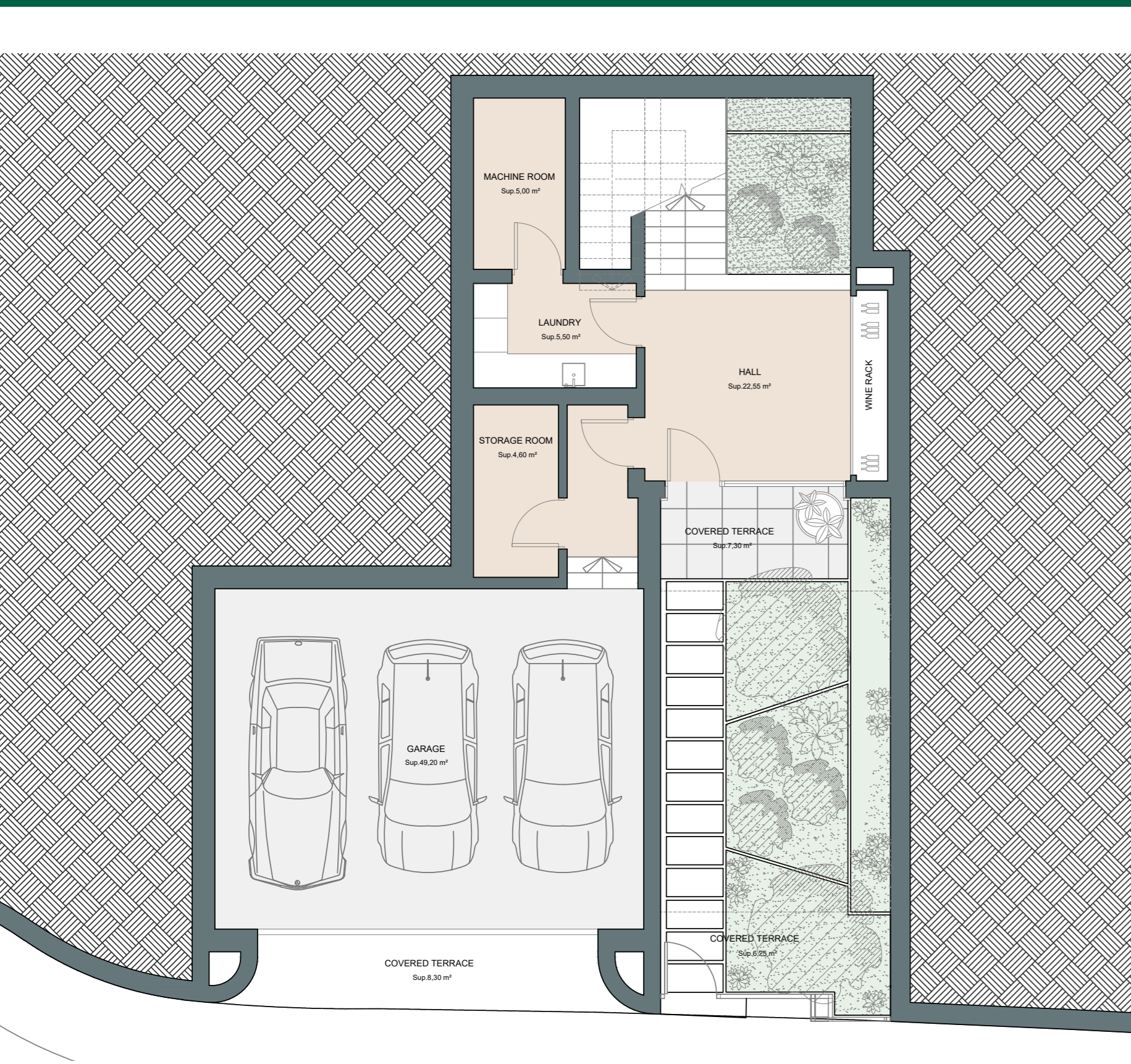
VILLA CASTAÑO

RENDERS

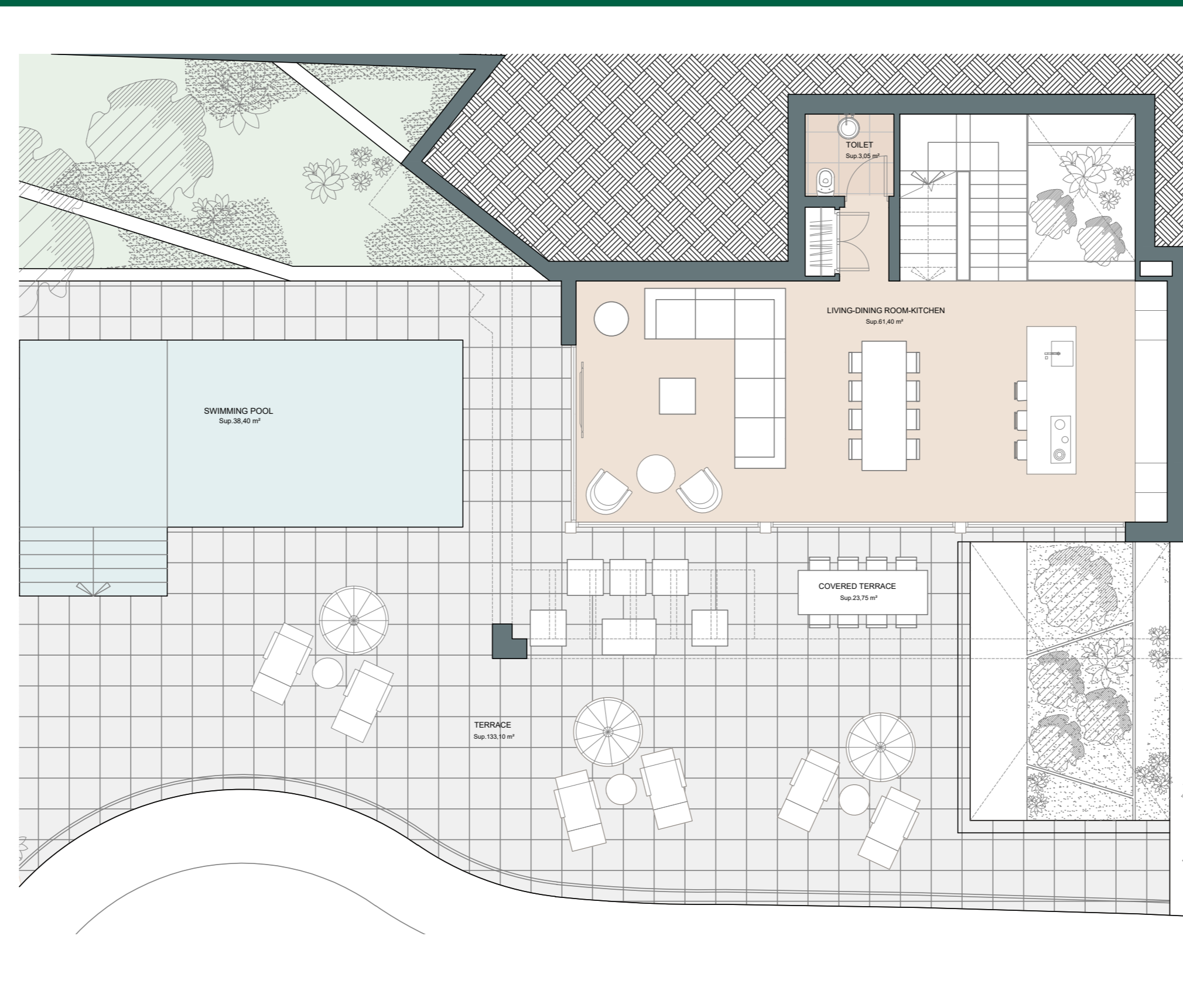


VILLA CASTAÑO

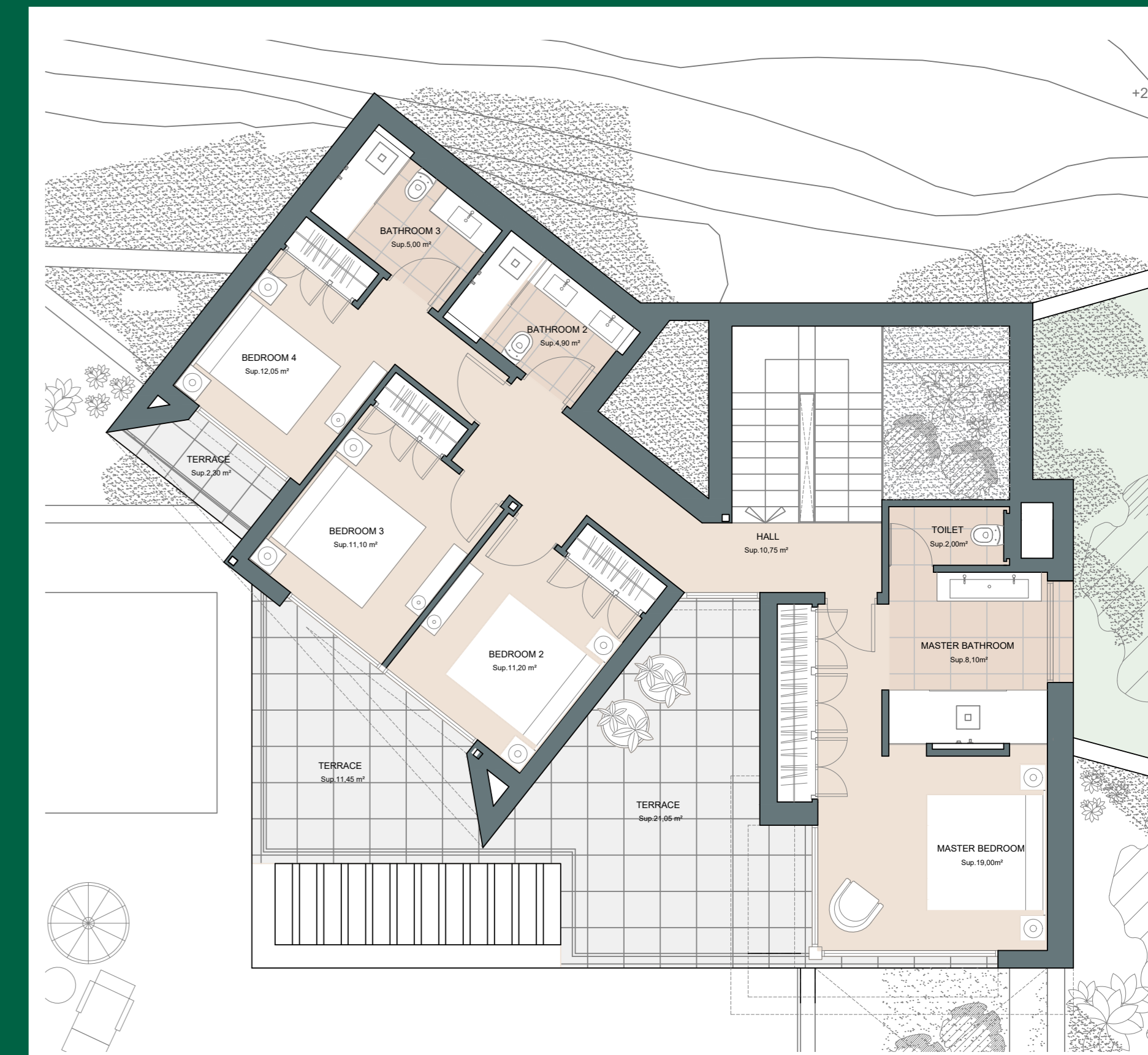
FLOORPLANS



BASEMENT



GROUND FLOOR



FIRST FLOOR

VILLA PINAR

5 BEDS | 5 BATHS | 2.450 M2 PLOT | 486 M2 INTERIOR | 358 M2 TERRACE

€4.800.000



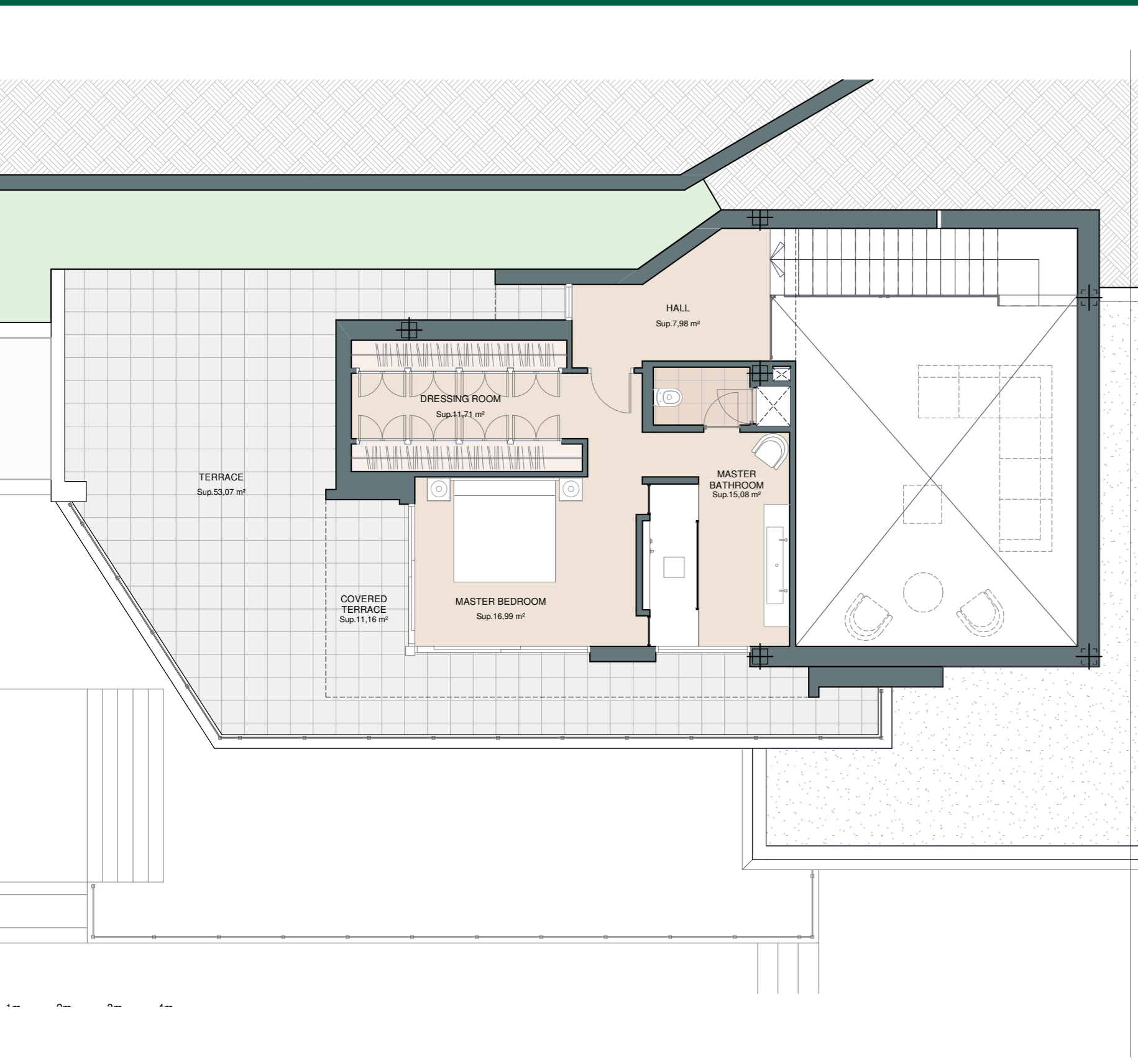
VILLA PINAR

RENDERS

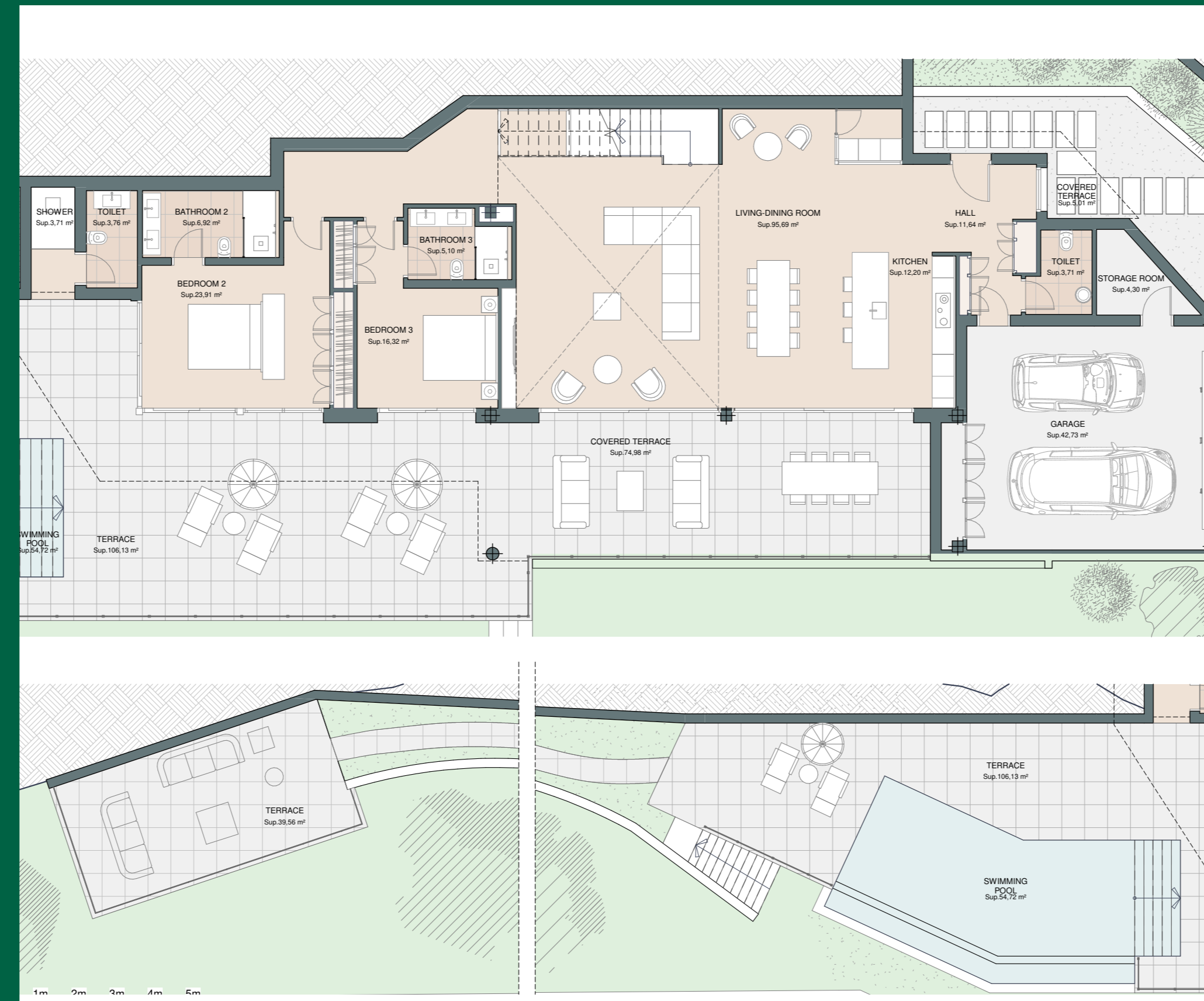


VILLA PINAR

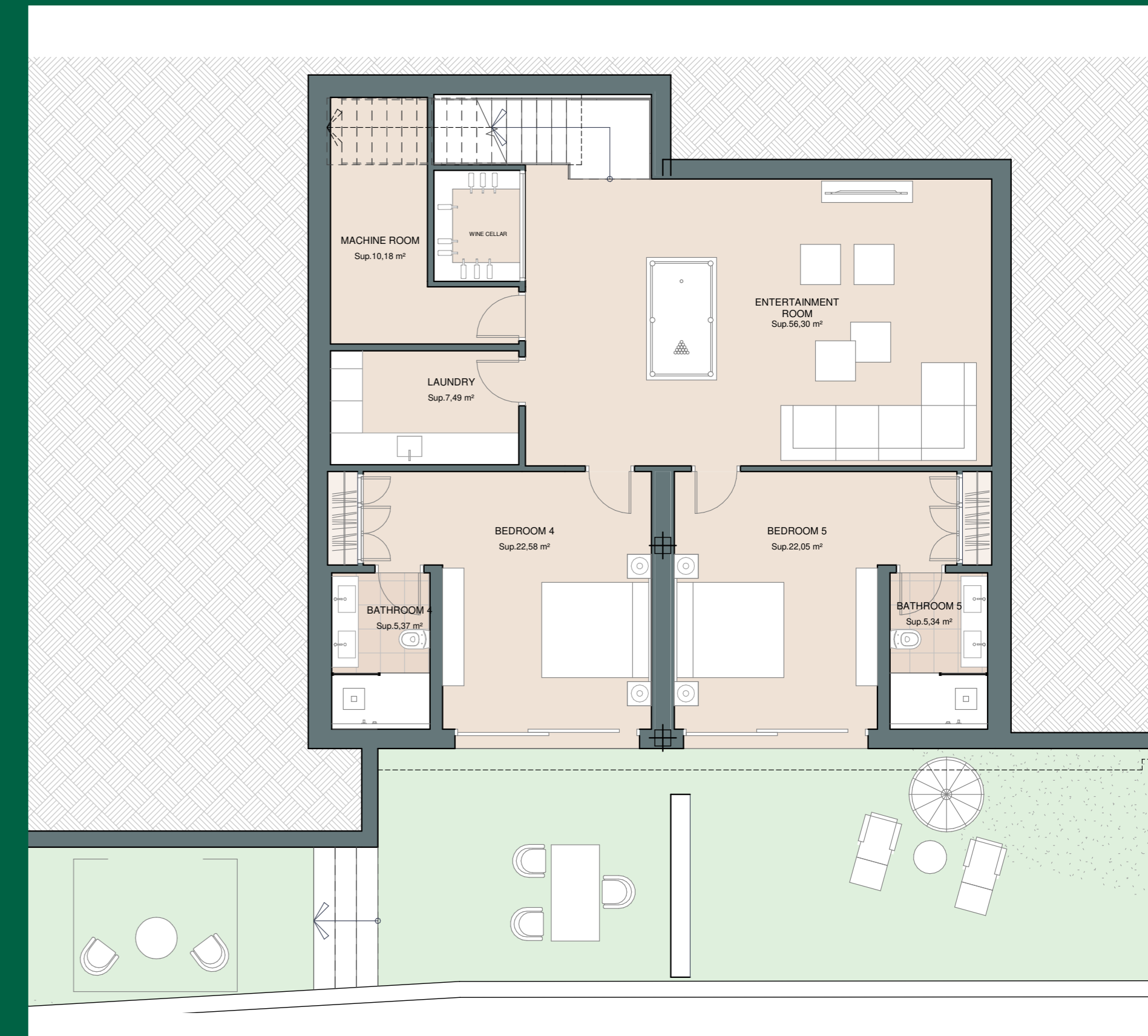
FLOORPLANS



BASEMENT



GROUND FLOOR



FIRST FLOOR



€3.800.000

VILLA ARCE

5 BEDS | 4 BATHS | 915 M2 PLOT | 412 M2 INTERIOR | 187 M2 TERRACE

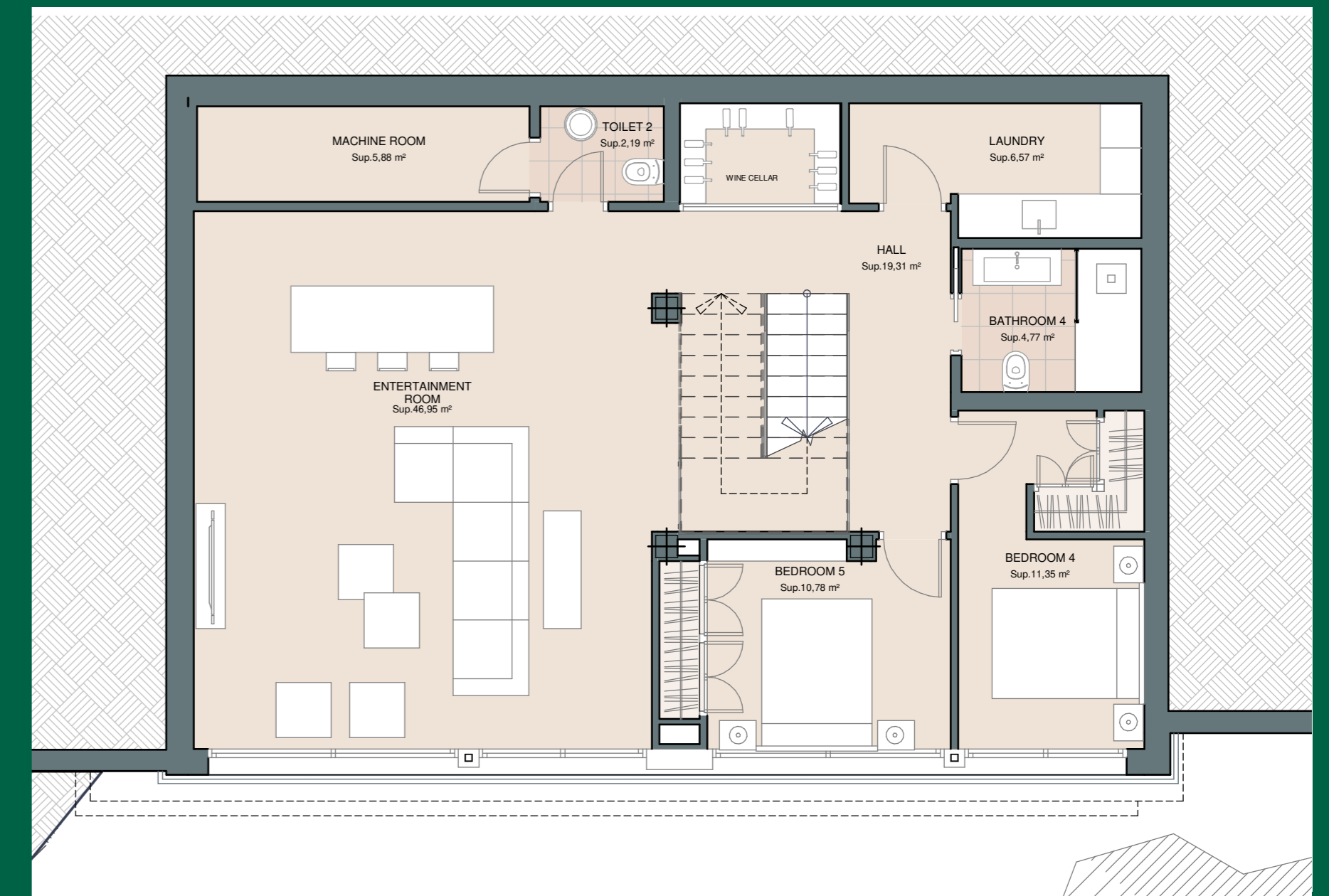
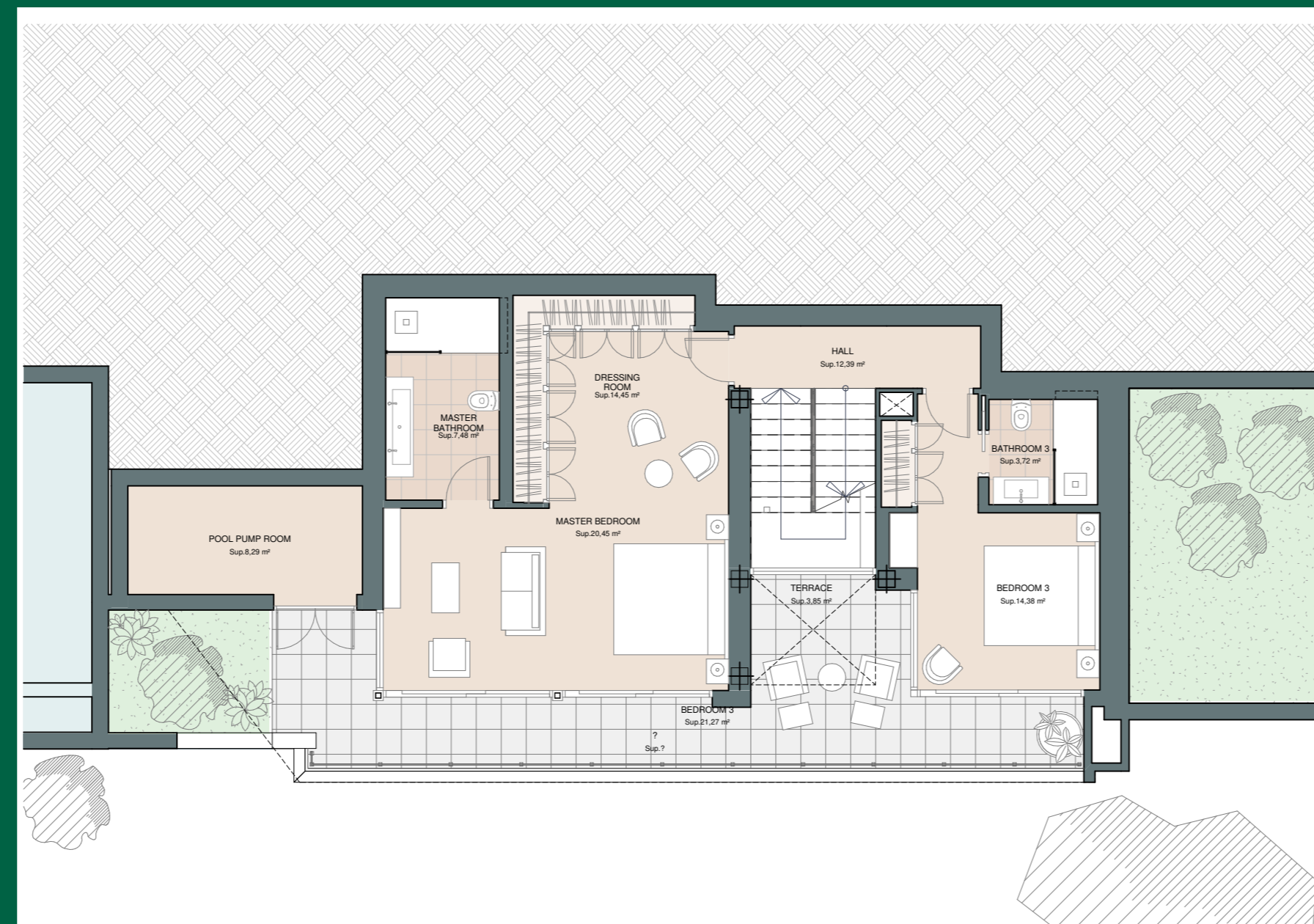
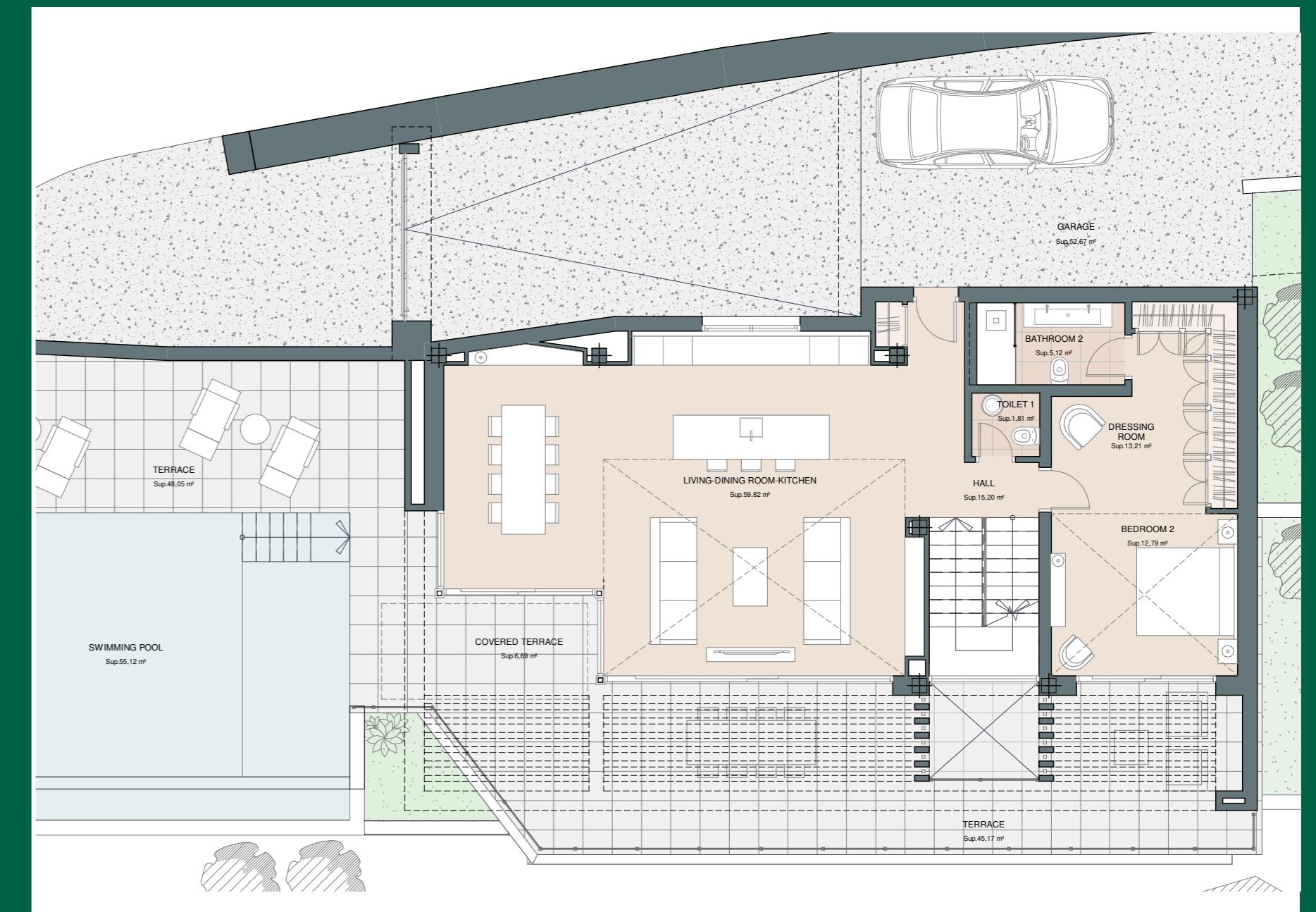
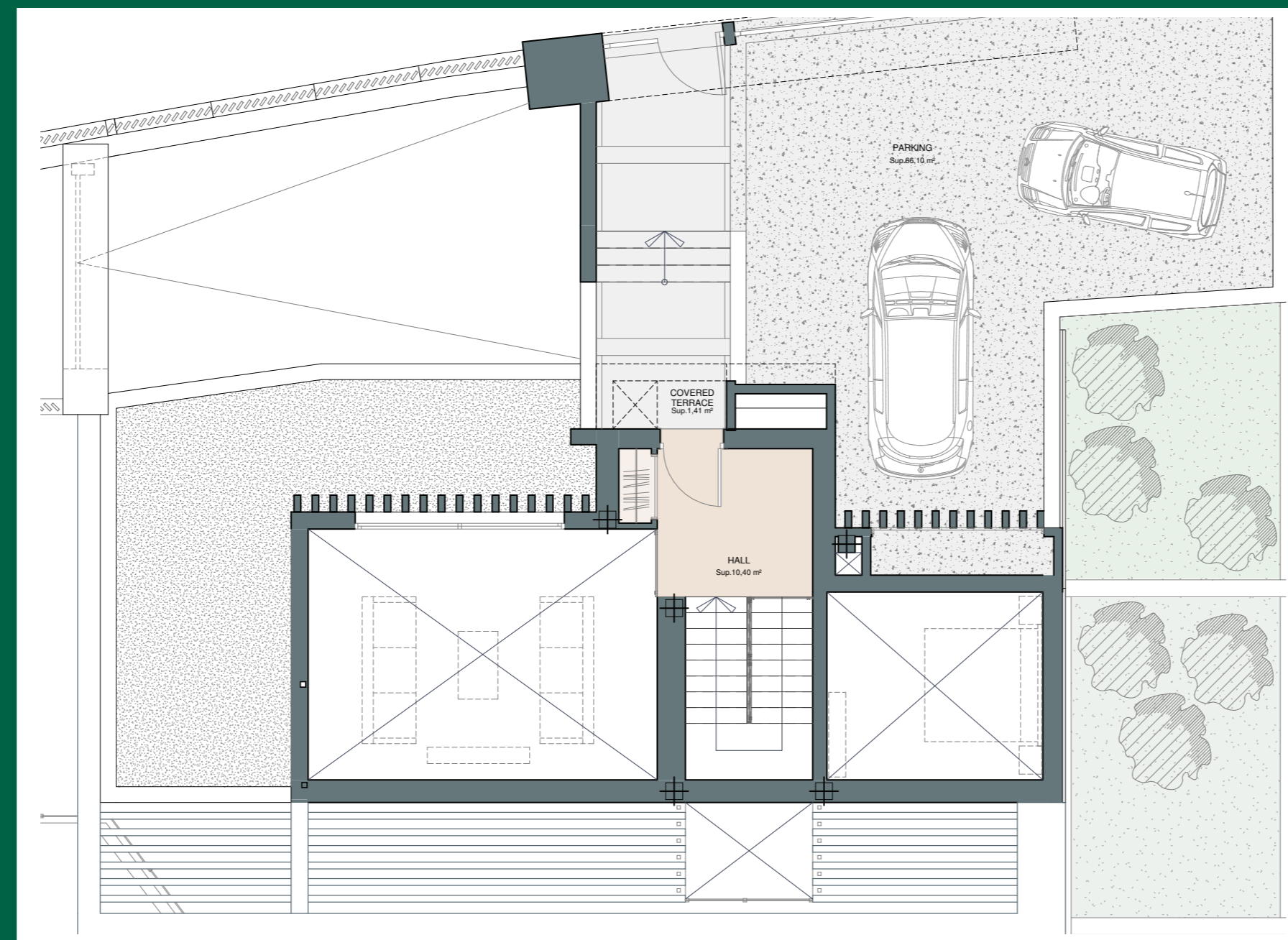
VILLA ARCE

RENDERS



VILLA ARCE

FLOORPLANS



GROUND FLOOR

BASEMENT

STRUCTURAL

QUALITY SPECIFICATIONS

FOUNDATION

Designed with reinforced concrete footings braced with a slab and embedded tie beams in a competent geotechnical unit. If necessary, mass concrete wells will be used based on geotechnical report recommendations.

STRUCTURE

Features reinforced concrete pillars supporting reticular slab plates or solid slabs, with possible hanging beams for extensive spans. Concrete retaining walls are included.

FACADES

Constructed with half-brick masonry, internally and externally plastered, featuring a cavity filled with 5 cm thick polyurethane foam insulation. Special moisture-resistant finishes for wet areas.

ROOFS

Roofs over habitable spaces have a 1-5% slope, comprising several layers including a vapor barrier, insulation, reinforced mortar slopes, and waterproofing topped with non-slip tiles. Terrace and porch roofs use similar materials with appropriate finishes for waterproofing.

PARTITIONS

Interior partitions are made with drywall on galvanized steel frames, filled with thermal acoustic insulation, ensuring privacy and comfort.

COVERINGS

External surfaces feature waterproof reinforced plasters. Interiors have laminated plaster ceilings, with optional suspended false ceilings in covered porches.



FLOORING

Residential areas feature Lithos Moon porcelain stoneware with non-slip versions on terraces and porches. Common areas use durable, non-slip outdoor materials like porcelain stoneware and concrete.

BATHROOMS

Feature porcelain stoneware finishes with non-slip options in showers, with the main and secondary bathrooms offering modern amenities and elegant designs.

KITCHENS

Fitted and equipped kitchen by MODULNOVE, featuring high-quality finishes and fully integrated Miele appliances.

PLUMBING

Utilizes cross-linked polyethylene (PEX) and high-density polyethylene (PE100) pipes, with comprehensive water management systems including irrigation and pool purification systems.

SANITARY EQUIPMENT

Includes high-end suspended sanitary ware with sophisticated control systems for hygiene and convenience.

TAPS

High-quality taps from Ritmonio and Hansgrohe, ensuring durability and style.

DRAINAGE

Soundproof PVC piping systems separate rainwater and wastewater, equipped with safety features like check valves and siphon pots.

This comprehensive construction approach ensures a luxurious, functional, and sustainable living environment.



ELECTRICITY

SCHNEIDER/D-LIFE brand mechanisms and fittings with a reserved space for home automation systems. Maximum power capacity of 24,941 W. LED lighting in all areas with additional external lighting setups.

AIR CONDITIONING

Heat pump system by DAIKIN or similar for both heating and cooling, with duct units strategically placed for optimal airflow.

HEATING

Complete house underfloor heating connected to a common aerothermal system.

VENTILATION

Simple flow ventilation system with extraction points in wet areas.

TELECOMMUNICATIONS

Comprehensive infrastructure with Wi-Fi across the house. Telephony and data points throughout, adhering to telecommunications regulations.

TELEVISION

Equipped with both satellite and terrestrial antennas, with connectivity in major living spaces and rooms.

VIDEO INTERCOM

FERMAX/KIT WAY WI-FI video intercom system.

HOME AUTOMATION

Basic setup with a Control 4 system or similar for centralized control of lighting and blinds.



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