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■■■■■■■■■■:New Development: Prices from 1,300,000 € to 1,450,000 €. [Beds: 3 - 3] [Baths: 3 - 3] [Built size: 426.00 m2 - 426.00 m2] Exclusive Development of 2 Luxury Villas - Cerrado del Águila, Costa del Sol A unique opportunity to own one of two contemporary villas under construction in the serene and prestigious area of Cerrado del Águila. Each villa offers 3 bedrooms, 3 bathrooms, open-plan living spaces, private pool, garden, and parking. Built with high-end materials, energy-efficient systems, and elegant contemporary design - just 20 minutes from Málaga and Marbella. Property Layout: - Ground Floor: Open-plan living area with kitchen, access to terrace, garden, and private pool. - First Floor: Master suite with terrace and option for an additional bedroom. - Basement: Extra living space with storage and guest ■accommodation. Building ■license ■granted ■- ■construction ■fully approved ■and underway with ■all legal guarantees. Delivery ■dates: ■ ■Villa 1 ■- ■Expected delivery: ■June ■2026 ■ Villa ■2 ■- ■Expected ■delivery: ■April ■2027

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