



**For Sale: Large Modern Luxury Beachside Villa in Marbella**  
Marbella Area

House Plot 1300 m<sup>2</sup> Built 684 m<sup>2</sup> Terrace 227 m<sup>2</sup> 6 6 # Ref. 112544

On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## For Sale: Large Modern Luxury Villa in Marbella

Located in one of West Marbella's most sought-after neighbourhood a mere stone's throw from the beach, this villa is tailor-made for those who appreciate space.

All modern amenities and conveniences are within easy reach while Puerto Banús is a mere five minutes away by car.

This property boasts no less than six bedrooms spread out over three levels served by an elevator; an oversized veranda; a spacious living room with double-height ceiling and adjacent dining and entertainment rooms.

Underground parking is available for four full-size vehicles.

A yet undeveloped family room covering 120m<sup>2</sup>, with a pre-installed heating and cooling system, is suitable for a private cinema, fitness centre or romping room.

The yard covers 1,300m<sup>2</sup> and contains a 12 metre long swimming pool surrounded by mature and well-kept gardens.

The property has a built area of 684m<sup>2</sup> in addition to 277m<sup>2</sup> terraces.

The community fees are a mere €100 / month and include round the clock security and an unlimited (non-metered) supply of potable water.

### *Main Features:*

- 6 bedrooms & 6 en-suite bathrooms
- Master bedroom with en-suite bathroom equipped with Jacuzzi
- 2 lavatories
- Additional terraces on first floor and roof
- Fully installed kitchen equipped with top-of-the-line Bosch appliances and breakfast nook.
- Marble flooring throughout
- South facing
- 4 underground parking spots plus 6 forecourt parking spaces

Excellent rental potential with a 5 years proven track record.

Update: reduced in price from 2.750.000 €



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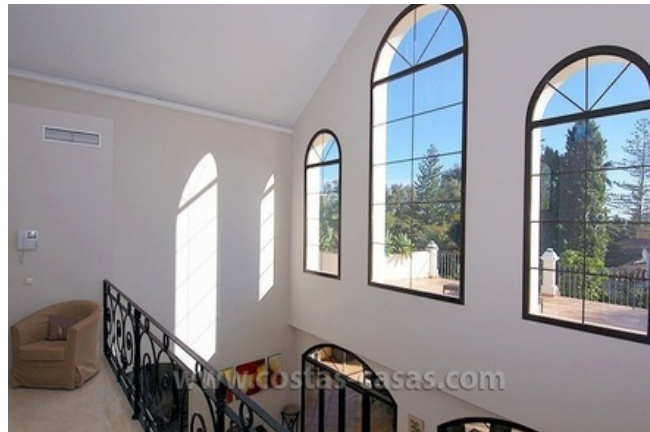


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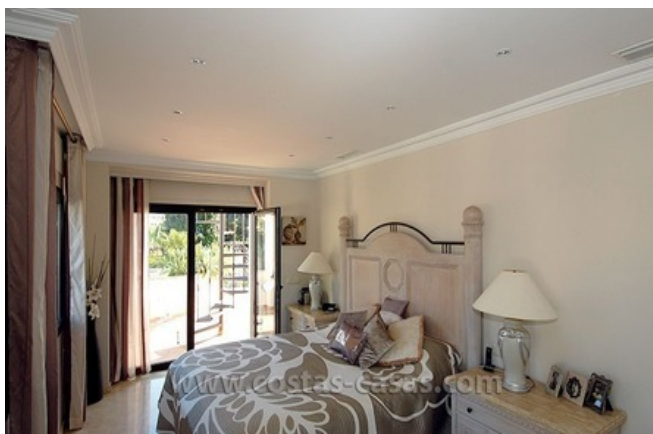
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