



**Luxury villa for sale, front line golf, in Marbella East**

Marbella Area

🏠 House 📏 Plot 1367 m<sup>2</sup> 🏠 Built 472 m<sup>2</sup> 🏠 Terrace 290 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 124301

🏠 2.685.000 €

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.

## Andalusian villa for sale in a gated golf community in Marbella East

Located in a small gated community of only nine villas, first line golf, in a beautiful and tranquil residential area, only 5 min drive to some of the most beautiful beaches and Marbella's town center.

### THE PLOT:

The south-facing plot measures 1.400 m2 and enjoys panoramic views of the golf course, the gardens and the sea. The plot includes a private swimming pool and immaculately landscaped gardens.

### THE VILLA:

#### *Groundfloor:*

Spacious entrance hall leading to the large and luminous living room with fireplace and access to the covered terrace and perfectly maintained gardens.  
A separate dining room and kitchen, both with access to the terraces.  
Cloakroom.

#### *Upper floor:*

A huge master bedroom suite with fireplace and a private terrace with sea views  
A second bedroom suite with 2 private terraces

#### *Lower floor:*

A sitting area with fireplace  
2 bedroom suite  
A kitchen and laundry room which is big enough to be converted into a cinema or game room.

#### *Other features:*

Geothermal system for underfloor heating and solar panels.  
Air conditioning hot & cold  
Wooden windows throughout  
Laundry room  
Storage room  
Private parking



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