



**Luxury Villa for sale in Marbella Centre**  
Marbella Area

🏠 House 📏 Plot 473 m<sup>2</sup> 🏠 Built 314 m<sup>2</sup> 🏠 Terrace 87 m<sup>2</sup> 🛏 5 to 6 🚿 5 # Ref. 124555

📞 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.

## Luxury Villa for sale in Marbella Centre

### Exclusively offered for sale by Costas & Casas Marbella

Located in an upmarket residential area in a gated cul-de-sac.

At just a few minutes' walk from the heart of the vibrant centre of downtown Marbella.

At easy walking distance to all amenities, the old town of Marbella and the beach promenade.

Sea view from the upper terraces.

Detached villa with private garden and swimming pool

South facing with terraces also to the East and West

In mint condition and luxuriously decorated.

### Distribution

#### *Ground floor*

Hall  
Guest toilet  
Bedroom en suite  
Large living and dining room with fire place  
Fully fitted kitchen with Siemens appliances and breakfast area  
Terraces connecting from the living room and kitchen

#### *First floor*

3 bedrooms en suite  
Terrace with Jacuzzi

#### *Roof terrace*

Partially covered

#### *Semi-basement*

Bedroom en suite  
Salon which could be converted into a 6th bedroom  
Storage  
Garage for 1 or 2 cars

#### *Other features*

Cream marble flooring  
Air conditioning for heating and cooling  
Intelligent house system  
Alarm system  
Parking for several cars

Photos will follow shortly



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