



Spacious modern luxury villa for sale near the beach and golf course in Marbella - Estepona

Marbella Area

🏠 House 📏 Plot 1265 m² 🏠 Built 800 m² 📄 - 🛏 4 to 6 📶 4 to 6 # Ref. 137210

🏠 2.700.000 €

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PROPERTY HIGHLIGHTS

Turn-key modern villa
Open plan living space
Large flat plot adjacent to nature
Greenery, quiet, private
Near beach, golf and amenities and services

THE LOCATION

Nestled in a prestigious and quiet residential area on the beach side in Marbella West.
Just a few minutes' drive from San Pedro, Puerto Banus and all amenities.
At walking distance from the beach and the golf course.

THE PLOT:

Flat plot of almost 1.300m²
Adjacent to the lower riverbed. On the other side of the river is the golf course which is lined with tall trees, creating a **green and open space which contributes to privacy and a peaceful setting.**
The majority of the garden and covered terraces enjoy peace and complete privacy.
Landscaped garden with a variety of plants and palm trees and shrubs.
Swimming pool with lighting and salt filter

THE VILLA:

Ready to move in, built in modern style

Distribution:

Ground floor:

Hall with double height ceiling

Illuminated water feature connected to the pool

Open plan living space

Light and airy

Living room with **double height ceiling** and a modern fireplace

Windows from floor to ceiling

Open plan modern kitchen (pre-installed, can be further organized according to your own choice)

2 spacious terraces

TV room

2 spacious bedrooms and a suite each with a private terrace overlooking the river.

Guest toilet

Upper floor:

Master bedroom en suite, dressing room and terrace overlooking the river

Bedroom and suite with private terrace

Landing and terrace

Lower floor:

Garage for at least 6 cars

Patio

Multifunctional space of 183m² with natural light, can be arranged to your own preferences. For example: 2 bedrooms, gym, home cinema, laundry room, spa, bar, etc.

Storage and technical areas.

Other characteristics:

White marble floors inside and outside (90x90)

Aluminum sliding windows (Shücco)

Safety glass

Domotics by Lutron

Underfloor heating

Air conditioning for cooling and heating



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