



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

Marbella Area

🏠 House 📏 Plot 1265 m<sup>2</sup> 🏠 Built 800 m<sup>2</sup> - 🛏 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 1.300m<sup>2</sup>  
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 183m<sup>2</sup>** 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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