







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

♠ House ☐ Plot 1265 m² ☐ Built 800 m²





# Ref. 137210





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

## **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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☐ Plot 1265 m<sup>2</sup> ☐ Built 800 m<sup>2</sup>





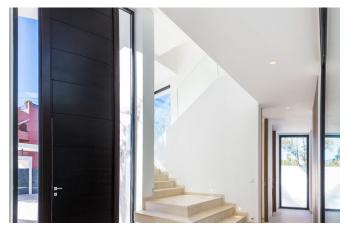




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