



## Exquisite new modern luxury villa for sale, beachside Los Monteros, East Marbella

Marbella Area

House 
 Plot 936 m<sup>2</sup>
 Built 360 m<sup>2</sup>
 Terrace 210 m<sup>2</sup>
 5 
 5 
 Ref. 144495

2.500.000 €

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### PROPERTY HIGHLIGHTS

- Walking distance to the best beaches of Marbella
- Exclusive urbanisation, gated and with 24h security
- South facing
- Clean modern architectural lines
- Bright and airy living spaces
- Ready to move in

### THE LOCATION

Beachside in Los Monteros, Marbella, in an **exclusive residential area made up of luxury villas**.

Just a **stone's throw away from the best beaches of Marbella** and several swanky beach clubs. All amenities, a major hospital, some excellent restaurants are **nearby**.

Marbella town centre and the Cañada shopping mall are only 10 minutes away by car.

### THE VILLA

Sumptuous south-facing contemporary style villa, with clean lines and open, airy spaces which seamlessly connect with outdoor areas. Wide floor-to-ceiling windows offer an abundance of natural light into the living areas.

Only the best materials and finishes are used to conceive this luxury villa.

*Distribution over 4 floors as follows:*

- **Ground floor:**

Covered porch, entrance hall, stairs and guest toilet  
En-suite bedroom  
Library / Study / Home cinema  
Integrated living and dining area with direct access to the terrace  
Open plan kitchen with island and breakfast corner  
Covered and open terrace with sitting area  
Infinity pool

- **Upper floor:**

Landing and stairs  
En-suite master bedroom with private terrace overlooking the pool  
2 en-suite bedrooms, one with terrace  
Large terrace accessible from the landing

- **Rooftop level:**

Chill out area  
Sun deck  
Private bar  
Jacuzzi

- **Lower floor:**

Stairs and hall  
Gym  
Games room  
Storage room  
Machine room  
En-suite bedroom

Other Features

- Fully fitted kitchen
- Infinity swimming pool of 47m2 with mosaic finishes
- Air conditioning for cooling and heating, independent control per room
- Electrical switches by Simon
- Underfloor heating throughout

**UPDATE: PRICE INCREASE.**





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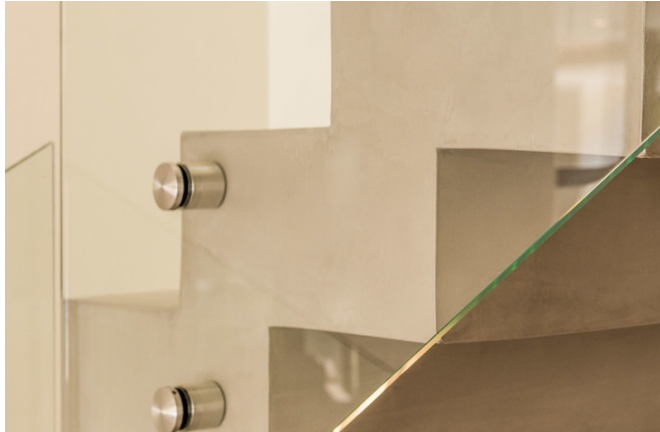
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