



**SOLD. Beautiful modern villa near the beach, move in ready, Marbella East. Price reduction.**

Marbella Area

🏠 House 📏 Plot 712 m<sup>2</sup> 🏠 Built 445 m<sup>2</sup> 🏠 Terrace 281 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 152002

🏠 2.200.000 €

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.

## Fabulous contemporary villa at 2 steps from the beach, construction just completed in Marbella East

### SOLD

### HIGHLIGHTS

- Beachside property located at just 200 meters from the beach
- Great views to the sea from the upper level, garden and pool views from the ground floor
- 3 level villa, including a spacious basement plus a roof top terrace with jacuzzi
- Infinity pool

### THE LOCATION

- A quiet and well-maintained residential neighbourhood with villas, at walking distance from the beach and several restaurants.
- By car, it is 6 minutes to trendy Beach Clubs such as Nikki Beach, Estrella del Mar, The Beach House and all amenities such as supermarkets, restaurants, golf courses, schools, sports facilities etc.
- 5 minutes by car to the Cabopino Marina and 15 minutes to the centre of Marbella.

### THE VILLA

Plot: 712 m2

Built: 445m2 plus a storage room of 15m2

Terraces: 281m2

- Modern villa finished to the highest standards – completed and move in ready!
- Panoramic sea views from the upper level
- Spacious, open living concept with high ceilings
- Fireplace
- Fully fitted kitchen with top quality appliances
- Room high windows and sliding doors
- Spacious open and covered terraces
- 5-bedrooms, 5,5-bathrooms
- Underfloor heating in the bathrooms
- Air conditioning for cooling and heating

- Fitted wardrobes
- In the basement you can create: a Home cinema, Games room, Gym and sauna, Wine cellar and Office
- Alarm system
- Utility room
- Spacious roof terrace
- Open parking for several cars

## **Distribution:**

### **Ground floor:**

Entrance hall leading into a spacious lounge- dining room with an open, modern, fully fitted kitchen. Room high sliding doors offering lots of natural light are leading you to the garden, terrace and swimming pool. The pool has a large underwater window which creates light into the spacious storage room. 2 en-suite bedrooms and a powder room.

### **First floor:**

The attractive staircase with glass railing leads you to the 1<sup>st</sup> floor where you find the master suite with dressing room and another en-suite bedroom, both with direct access to the terrace which lead as well to the 100m2 roof top terrace.

### **Basement:**

In the basement of 183m2, you can find the laundry room, the machine room and a bathroom. There are 3 further spaces for either a gymnasium, a games room, an office, a home cinema, a wine cellar, or additional bedrooms.

**For a detailed list of qualities and specifications or to set up a viewing, please contact us.**

***We can show you all new projects that match your requirements!***

***At developers' prices but including our top-notch service and market knowledge!***



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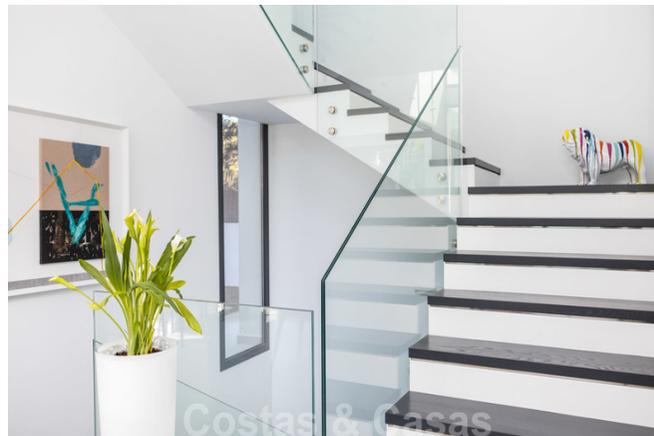
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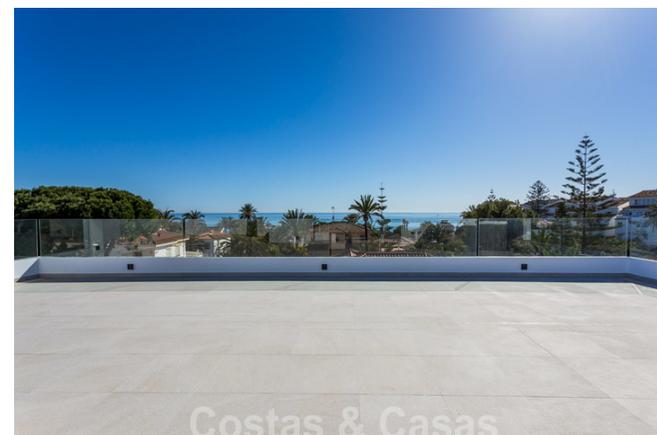
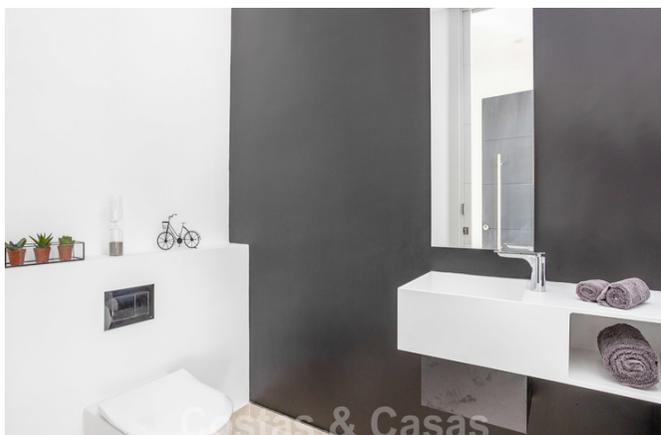
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