Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Modern villa for sale in a gated community between Marbella and Estepona

Marbella Area

House | Plot 666 m² | Built 315 m² | Terrace 67 m² | 3 | 3 | Ref. 155111

1.495.000 €

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Luxurious, modern villa for sale in a gated community close to all amenities between Marbella and Estepona

RESERVED

PROPERTY HIGHLIGHTS

- Conveniently and quietly located on the New Golden Mile.
- Ceiling in living area 4.50m high.
- Open-plan layout.
- Saltwater swimming pool and jacuzzi.
- On the ground floor 2 rooms that can be arranged freely.

THE LOCATION

- Located in a gated residential area in the centre of the New Golden Mile.
- All amenities including supermarkets, restaurants, bars and shops are within walking distance.
- Several international schools and golf facilities such as Atalaya Golf and Country Club are just a few minutes' drive away.
- The nearby centre of San Pedro is a 4-minute drive away and the beautiful marina of Puerto Banus a 10-minute drive.
- Adjacent to a 50,000m² protected forest.

THE VILLA

In figures:

- Plot size: 666m²
- Built-up area: 315m²
- Terraces: 67m²
- Pool: 33m²
- 3 Bedrooms
- 3 Bathrooms
- Separate toilet: 1
- 2 Multifunctional rooms

- Parking space for 2 cars
- Floors: 2

General:

- Fenced, flat plot.
- Well-kept garden with lawn.
- **Double height garden pavilion with chill-out, dining table and barbecue.**
- Rectangular saltwater pool.
- Open sun terrace with jacuzzi.
- Garden view.
- **South orientation.**

The villa itself:

- **Recently constructed villa.**
- The villa has a high standard of finish.
- **The interior is both contemporary and elegant.**
- **Design with high window structures, connecting the bright indoor and outdoor areas.**
- Porcelain tiles for indoor and outdoor use.
- A **patio** completely enclosed by windows provides additional natural light.
- 3 Bedrooms and 3 bathrooms.
- On the ground floor is a multifunctional room that can be used as a gym or as an **extra bedroom**.
- Laundry, storage and technical rooms.
- Parking for several cars.

Distribution:

Ground floor

- Nicely maintained entrance with manicured front garden.
- Entrance hall overlooking the outdoor patio towards the garden.
- Guest toilet.
- **Living room with a ceiling height of 4.50m, TV lounge and integrated dining area.**
- Kitchen fully equipped with NEFF appliances, wine cooler and island with seating.
- Landing to the 3 en-suite bedrooms and staircase to the lower floor.
- The master bedroom also benefits from direct access to the garden.
- Storage.
- External staircase descending to the basement.

Lower floor

- Staircase and toilet.

- **Multifunctional space, can be converted into a gymnasium or guest bedroom. (13m²)**
- **Large room of 53m² that can be converted into a relaxation room, games room or home cinema with chill-out.**
- Laundry with Siemens washing machine.
- Technical room.

Other features:

- Underfloor heating.
- Airconditioning.
- High-quality domotics.
- Solar Panels.
- Double glazing.
- Automatic irrigation.
- Jacuzzi.
- Exterior lighting.
- Alarm system.
- Video intercom.

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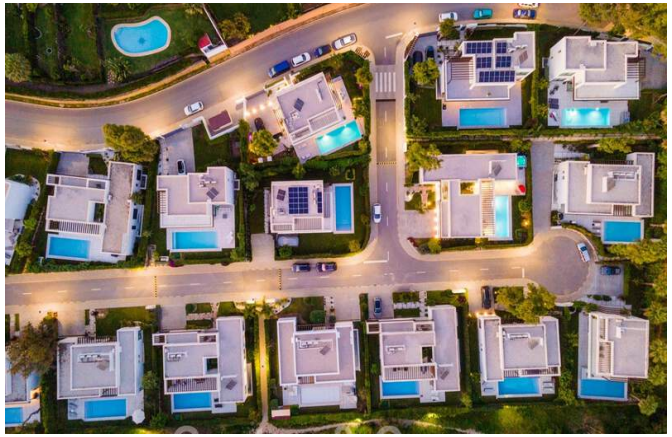
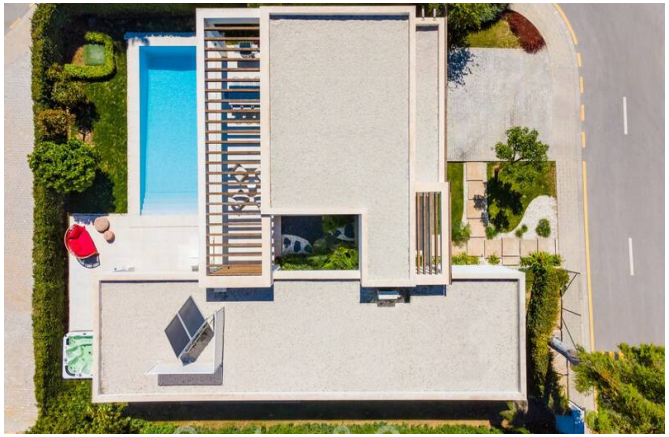
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