



**Mundane, luxury villa for sale in contemporary style, within walking distance of all amenities and the beaches of the Golden Mile, Marbella**  
Marbella Area

House Plot 1628 m<sup>2</sup> Built 730 m<sup>2</sup> Terrace 318 m<sup>2</sup> 6 6 # Ref. 155190

5.995.000 €

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.

**Under construction! Modern luxury villa for sale, quietly located in a privileged urbanisation on the Golden Mile of Marbella**

**SOLD**

### PROPERTY HIGHLIGHTS

- Prime location!
- Open-plan layout.
- Modern design combined with timeless Mediterranean features.
- Several relaxation facilities on the lower floor.

### THE LOCATION

- Conveniently located in the heart of Marbella's most desirable enclave, the Golden Mile.
- All amenities including restaurants, bars, supermarkets, shops and more are just a few minutes' walk away.
- The nearby centre of Puerto Banus is just a few minutes' drive away and the historic centre of Marbella with its attractive, picturesque streets is 3 km from the villa.

### THE VILLA

#### In figures:

- Plot size: 1.628m<sup>2</sup>
- Built-up area: 730m<sup>2</sup>
- Terraces: 318m<sup>2</sup>
- Pool: 72m<sup>2</sup>
- 6 bedrooms
- 6 Bathrooms
- Separate toilets: 2
- Indoor garage for 2 cars
- Floors: 3

#### General:

- Spacious, fenced plot.
- Landscape garden with tropical greenery.
- Rectangular infinity pool in Italian style, surrounded by a solarium.
- Pergola, embellished with a chill-out.
- Barbecue area with dining table.
- View of the lush garden.
- South-western orientation.
- **Lots of privacy.**

## The villa itself:

- **New villa under construction.**
- High-quality finishes.
- Contemporary and elegant interior.
- Design with floor-to-ceiling windows and wooden beamed ceilings, creating a seamless cohesion between the indoor and outdoor areas.
- Grey porcelain tiles for indoor flooring 120x90cm.
- Ceramic tiles for outdoor flooring 90x90cm.
- **6 Bedrooms and 6+2 bathrooms.**

## Distribution:

### Ground floor

- An automatic gate gives access to the driveway, with carport for 2 cars.
- At the back a 2<sup>nd</sup> automatic gate giving access to the indoor garage.
- Beautifully tended entrance with water features.
- Double-height entrance hall, brightly lit thanks to a skylight.
- Guest toilet and cloakroom.
- Bright living room with wooden beamed ceilings, featuring an electric fireplace.
- Modern kitchen, fully equipped with high quality appliances, wine cabinets and a marble cooking island with seats.
- Chic, integrated dining room.
- Long landing to the 3 en-suite bedrooms, all with access to the terrace.

### Upper floor

- Staircase and landing.
- Dressing of 12m².
- **Magnificent master suite with private terrace with lounge and jacuzzi.**

### Lower floor

- Staircase and landing.
- Superior designed wine cellar.
- Large room of 44m² with a cosy TV lounge.

- Equipped gym with spa and rain shower.
- **2 multifunctional rooms with bathroom, possible to convert into bedrooms.**
- Guest toilet.
- Laundry.
- Technical room.
- Indoor garage for 2 cars.

### **Other features:**

- Underfloor heating.
- Stairs shielded with glass balustrades.
- Air conditioning.
- High-quality domotics.
- Outdoor lighting.
- Video intercom.

*Currently under construction. Expected completion date: 3<sup>rd</sup> quarter 2023.*

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