



Charming, modern luxury villa for sale in a prestigious beachside community on the Golden Mile of Marbella

Marbella Area

🏠 House 📏 Plot 600 m² 🏠 Built 240 m² 🏠 Terrace 71 m² 🛏 4 📶 3 # Ref. 155210

🏠 4.200.000 €

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.

Modern villa for sale at a stone's throw from the beach in a leading gated urbanization on the Golden Mile of Marbella

PROPERTY HIGHLIGHTS

- Within walking distance of the beach promenade and Marbella centre.
- An oasis of peace with cosy outdoor areas.
- Lots of privacy.
- An early visit is highly recommended!

THE LOCATION

- **Privileged location 100 metres from the beach and of the lively promenade.**
- **Within walking distance of luxurious amenities** including the 5-star facilities of the Puente Romano Resort and Marbella Club Hotel, designer boutiques and a wide range of excellent restaurants and entertaining beach clubs.

THE VILLA

In figures:

- Plot size: 600m²
- Built-up area: 240m²
- Terrace surface: 71m²
- 4 Bedrooms
- 3 Bathrooms
- Floors: 2

General:

- Flat plot.

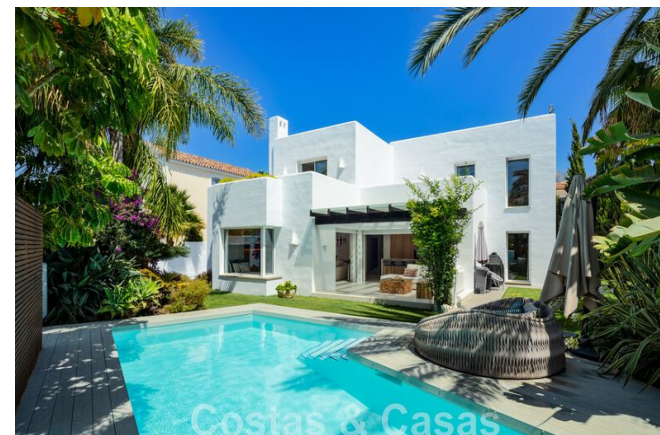
- Lush garden, full of tropical vegetation.
- Swimming pool surrounded by a solarium.
- Cosy open and covered terraces with enough space to set up lounge areas.
- Views of the lush garden and surroundings.
- **Southern orientation.**
- Lots of privacy.

The villa itself:

- **Detached villa in contemporary style.**
- Using high quality materials.
- Stylish interior with a relaxing atmosphere.
- An electric gate gives access to the driveway.
- Attached carport.
- Covered porch.
- Entrance with double height and bright stairwell.
- Airy and open living space with TV lounge.
- Integrated dining room.
- Open kitchen, equipped with Miele appliances, wine cooler and kitchen island with seating.
- Attached, covered pergola with an inviting lounge area.
- **High sliding windows with recessed profiles create bright rooms and a seamless connection between indoors and outdoors.**
- Cream-coloured porcelain indoor and outdoor floors.
- 4 Bedrooms and 3 bathrooms.
- 2 en-suite bedrooms on the upper floor, each with its own private terrace.
- The master suite has a high dome ceiling.
- 2 Outdoor storage spaces.
- Parking for several cars.

Other features:

- **Central heating throughout .**
- "Daikin" air conditioning for cooling and heating.
- Underfloor heating in the bathrooms.
- Solar Panels.
- Alarm system with security cameras.
- Automatic irrigation.
- Outdoor lighting.
- Electric shutters.



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