



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 €

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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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