



**Contemporary, elevated luxury villa for sale with panoramic sea views situated in Marbella East**  
Marbella Area

House Plot 1650 m<sup>2</sup> Built 860 m<sup>2</sup> - 5 5 # Ref. 155270

3.750.000 €

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## Luxurious villa for sale in a secure residential area surrounded by greenery, east of Marbella centre

### PROPERTY HIGHLIGHTS

- Gated, 24h secure residential community.
- Highly situated with panoramic sea view.
- Open living spaces with spacious terraces.

### THE LOCATION

- Quiet location in a cul-de-sac in a **gated residential area, with 24-hour security and CCTV.**
- The urbanisation is known for its serenity, its **beautiful views towards the Mediterranean Sea and its natural environment.**
- A 5-minute drive from the beaches and 10-minute drive to Marbella centre with all necessary amenities including supermarkets, bars, restaurants, medical services and more.
- Just a few minutes' drive away from a top-class golf course with all the associated facilities.

### THE VILLA

#### In figures:

- Plot size: 1.650m<sup>2</sup>
- Built-up area: 860m<sup>2</sup>
- 5 bedrooms
- 5 bathrooms
- Guest toilets: 3
- Floors: 3 + solarium and lower floor -2

#### General:

- Large, elevated plot.

- Manicured garden.
- **Large, heated swimming pool**, overlooking the surroundings and adjoining a sun terrace with loungers.
- Several open and covered terraces.
- Wooden solarium with barbecue area.
- **South-oriented garden and terraces.**

The villa:

- The villa is in impeccable condition.
- **Comfortable, open-plan layout with a cosy contemporary interior.**
- Carport for 2 cars on the upper level.
- A driveway to the indoor garage.
- Covered entrance accessible via a descending garden staircase.
- Entrance hall with high, vaulted ceiling.
- Large living space with a partition wall, decorated with a fireplace, separating the living room from the dining room.
- Modern, fully equipped kitchen with Gaggenau appliances, a wine cooler, cooking island with breakfast bar and a dining table.
- Bright interior thanks to the high sliding windows that can be found in almost every living area.
- Cream-coloured tiled floors for indoors and outdoors.
- **An outdoor patio that generates a lot of natural light and ventilation.**
- 5 en-suite bedrooms and 3 separate toilets.
- On the upper floor is the master bedroom with walk-in dressing room, en suite bathroom and 2 private terraces.
- The solarium has an extensive terrace with a covered area and a guest toilet.
- On the lower floor -1
  - Turkish bath, equipped gym, home cinema, guest toilet, 2 playrooms with bar, billiards and poker table.
  - 2 Guest bedrooms with private terrace.
  - Laundry and technical rooms.
- On the lower floor -2
  - Staircase and lift.
  - Storage room and indoor garage for 6 cars.

Other features:

- **Lift.**
- Glass balustrades.
- Air conditioning for cooling and heating.
- **Underfloor heating in the entire villa.**
- Domotics.
- Alarm system with security cameras.
- Fireplace.
- Solar Panels.
- Outdoor lighting.





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