



**Modern villa for sale, situated on first line golf position with panoramic views of the green, extensive golf course in Marbella West**  
Marbella Area

🏠 House 📏 Plot 938 m<sup>2</sup> 🏠 Built 625 m<sup>2</sup> 📏 - 🛏 5 to 7 🗺 4 # Ref. 155280

🏠 2.650.000 €

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.

**Recently built villa, located in a quiet urbanisation, directly on the golf courses close to San Pedro in Marbella**

**SOLD**

### PROPERTY HIGHLIGHTS

- Frontline golf position.
- Recently built villa in contemporary architecture.
- Inviting indoor and outdoor spaces.
- Possibility of building a 6th bedroom.
- Ideal investment with potentially profitable rental income.

### THE LOCATION

- Quiet location **adjacent to the golf course within walking distance of the clubhouse.**
- **Walking distance to a large shopping centre with all amenities**, including a supermarket, restaurants, bars and more.
- The beach with its charming chiringuitos can be reached in just 5 minutes' drive.

### THE VILLA

#### In figures:

- Plot size: 938m<sup>2</sup>
- Total built-up area: 625m<sup>2</sup>
- 5 +1 bedrooms (or could be 7)
- 4 bathrooms
- 3 floors

#### General:

- Large, fenced plot.
- Manicured landscape garden with lawn and tropical greenery.
- Large swimming pool.
- Access to the front door via an extensive pathway that bridges the swimming pool.
- Spacious open and covered terraces with lounges, dining table and sun beds.
- Panoramic views of the golf courses and of La Concha.

## The villa itself:

- **Recently built villa in contemporary style.**
- Built with high quality materials and a refined finish.
- Bright and airy interior.
- The cohesive outdoor and indoor spaces connect perfectly thanks to the high sliding windows.
- Light grey tiled floors for indoors and outdoors.
- 5 bedrooms with the possibility of a 6th, 4 bathrooms.

## Distribution:

### Ground floor

- Descending driveway towards the indoor garage.
- Covered entrance with a massive 5-metre-high front door.
- Double-height entrance hall with stairs.
- Guest toilet.
- 2 bedrooms en-suite.
- Large living space with a sitting area and a modern open kitchen, equipped with a cooking island and an integrated dining table.

### Upper floor

- Stairwell.
- Master bedroom with en suite bathroom and walk-in dressing room.
- Private terrace with an attached pergola with a chill-out area.
- On the other wing of the house a huge terrace with a pergola and shielded by glass balustrades.

### Lower floor

- Stairwell and access via the garage.
- Guest bedroom en-suite.
- A multifunctional room that can be freely arranged as a relaxation area.
- Laundry room, storage and technical room.
- Indoor garage for 3 to 4 cars.

## Other features:

- Glass balustrades.
- Outdoor lighting.
- Automatic irrigation.
- Domotics.
- Air conditioning.
- Underfloor heating.



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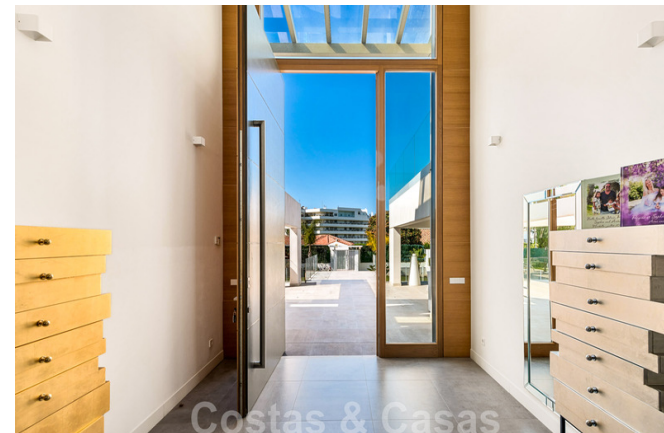
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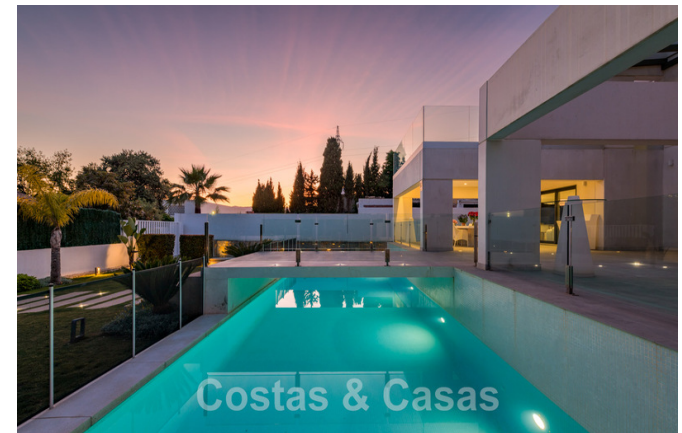


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