



Contemporary, luxury villa for sale close to all amenities in a highly sought after residential community on the Golden Mile of Marbella
Marbella Area

🏠 House 📏 Plot 1198 m² 🏠 Built 698 m² 🏠 Terrace 189 m² 🛏 5 🚿 6 # Ref. 155405

💰 4.650.000 €

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High-end modernist luxury villa for sale with mountain and sea views on the Golden Mile in Marbella

PROPERTY HIGHLIGHTS

- Excellent location within walking distance of amenities and the beach promenade on the Golden Mile.
- View of the La Concha mountain and the Mediterranean Sea.
- Bright and spacious indoor and outdoor areas.
- Ready to move in.

THE LOCATION

- **Top location near Marbella centre with all amenities and the beautiful beaches with the lively promenade within walking distance.**
- Nueva Andalucia's golf valley is a 10-minute drive away with several prestigious golf courses including Los Naranjos, Aloha Golf and Las Brisas.
- Several luxury facilities are within walking distance including Puente Romano Resort, Marbella Club hotel and a wide range of luxury boutiques and restaurants.

THE VILLA

In figures:

- Plot size: 1.198m²
- Built-up area: 698m²
- Open terraces: 189 m²
- Covered terraces: 135 m²
- Pool: 61m²
- 5 Bedrooms
- 5.5 Bathrooms

General:

Large, flat plot.

Manicured landscape garden with local plants.

Large turquoise swimming pool surrounded by a sun terrace with an adjacent outdoor shower.
Extensive open and covered terraces with different orientations.

View of the surrounding area, the mountain landscape and the Mediterranean Sea.

The villa itself:

Detached villa in a sleek contemporary style.

Designed with high-quality materials and a refined finish.

Stylish interior.

An electric gate gives access to parking for several cars.

Descending driveway to the indoor garage.

Entrance with lift and a bright stairwell.

Guest toilet.

Open-plan designer kitchen with a large cooking island and an integrated dining room.

A partition wall with a double-sided fireplace separates the modern living room from the dining area and kitchen.

The living room consists of a TV lounge and a second, cosy lounge next to the fireplace.

High sliding windows throughout the villa ensure plenty of natural light and a seamless transition between interior and exterior.

Porcelain tile flooring 80 x 80 cm throughout the villa excluding the garage and some bedrooms.

Wooden floors in these bedrooms.

5 bedrooms and 6 bathrooms.

The master suite, with an en suite bathroom, features a modern fireplace and floor-to-ceiling sliding windows that open onto a private terrace.

Lower floor:

Lift en stairs.

Wine cellar.

Home cinema.

Guest bedroom en-suite.

Equipped gym with a bathroom.

Laundry, technical room and storage.

Indoor garage for 2 cars.

Solarium:

Lift en stairs.

Outdoor kitchen with barbecue area.

Attached pergola with sufficient space for a dining table.

Jacuzzi.

Extensive terrace.

Other features:

Lift.

Glass balustrades.

Fitted wardrobes.

Marble walls in the bathroom.

Daikin air conditioning.

Underfloor heating in the whole house.

LPG gas installation for fireplace.

Pre-installation for solar panels.

Outdoor lighting.



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