



**Andalusian, modernist villa for sale with panoramic views, beachside, on Marbella's Golden Mile**  
Marbella Area

🏠 House 📏 Plot 798 m<sup>2</sup> 🏠 Built 333 m<sup>2</sup> 🏠 Terrace 302 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 155450

🏠 6.500.000 €

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.

**Spacious, luxury villa for sale in contemporary Spanish style within walking distance of all amenities and the beach, in a private and prominent residential community on Marbella's Golden Mile**

**SOLD**

### HIGHLIGHTS

- Prime location a stone's throw from the beach and all amenities.
- Open-plan concept.
- Attractive outdoor areas to fully enjoy the Mediterranean lifestyle.
- Separate guest house.

### THE LOCATION

- **Ideally located a few minutes' walk from all necessary amenities such as supermarkets, banks, restaurants, bars, pharmacies and more.**
- **Steps away from the promenade on the Golden Mile** and from several 5\* amenities including the Puente Romano Resort, Marbella Club hotel and a wide range of exclusive boutiques, restaurants and beach clubs.
- **Outskirts of Marbella's centre** and a 10-minute drive from Puerto Banus's mundane marina.

### THE VILLA

#### In figures:

- Plot size: 798m<sup>2</sup>
- Built-up area: 333m<sup>2</sup>
- Surface terraces: 302m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 5 + 1
- Floors: 2 + solarium

#### General:

- Flat, fenced plot.
- Nicely maintained garden with tropical vegetation.
- Cosy garden pavilion with a straw roof, furnished with a dining table and a lounge.
- Saltwater swimming pool with an integrated jacuzzi and adjacent wooden, Balinese lounge.
- Sauna and external shower.
- Open terraces with several seating areas and an outdoor kitchen.
- Panoramic views with the iconic La Concha mountain as a backdrop from the roof terrace.

## The villa itself:

- **Detached villa designed in a contemporary, Mediterranean style with an interplay of rustic, oak finishes.**
- Using high-quality building materials.
- Charming decoration with a warm luxurious feel.
- Parking for 2 cars.
- Separate parking for bicycles.
- Open-plan living layout.
- High sliding windows providing plenty of natural light.
- Marble floors 90 x 90cm.
- 5 bedroom, 5 bathroom.
- Separate guest house:
  - Guest bedroom with en-suite bathroom.
- Laundry and technical room.

## Distribution:

### Ground floor

- Entrance with stairwell.
- Guest toilet.
- 3 en-suite bedrooms and walk-in wardrobe.
- Large, open-plan living space with a TV lounge, 2<sup>nd</sup> sitting area, dining table.
- Open kitchen with island and breakfast bar, finished in oak lacquered front panels.

### Upper floor

- Stairwell.
- Spacious master bedroom with walk-in wardrobe opening onto the master bathroom, equipped with freestanding bath and steam shower.
- 2 private terraces, one of which measures 81m<sup>2</sup>.
- External staircase.

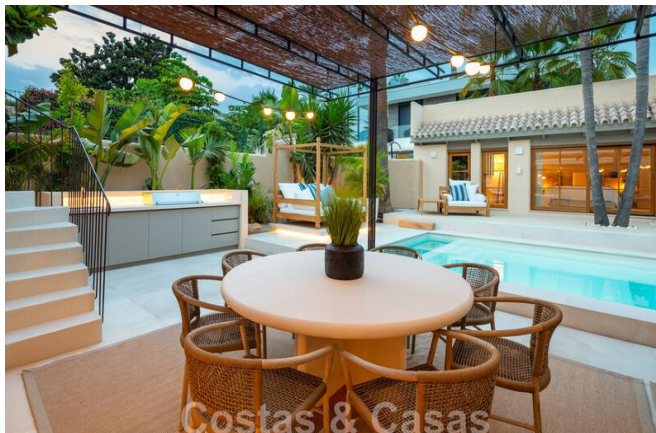
### Solarium

- Stairwell + external staircase.
- Attractively lit outdoor lounge.
- Outdoor kitchen with storage cupboards, fridge and sink.

- Shielded by balustrades.

### **Other features:**

- Double glazing.
- Underfloor heating throughout the villa.
- Daikin air conditioning for heating and cooling.
- Home automation.
- Fitted wardrobes.
- Kitchen appliances by Neff, Miele and Pando & Novy.
- Villeroy & Boch sanitary ware.
- Built-in audio system on the terrace, living and dining area and master bedroom.
- For the swimming pool a PH control pump and heat pump.
- Exterior lighting on light sensor and timer.
- Alarm system.
- Wifi.



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