



**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

 House  Plot 1989 m<sup>2</sup>  Built 743 m<sup>2</sup>  Terrace 200 m<sup>2</sup>  6  6  Ref. 155650

 On request

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.

## Large villa for sale with infinity pool and phenomenal sea views in the hills of East Marbella

### HIGHLIGHTS

- In an exclusive urbanisation.
- Charming panoramic sea, mountain and valley views.
- Mix of warm modern and traditional architectural style.
- 6 bedrooms en-suite.
- Indoor guest house.

### THE LOCATION

- Unique, privileged location at the top of a mountain in an exclusively estate east of Marbella.
- This fairytale location offers magnificent panoramic views over the Mediterranean to the Sierra Nevada and the coast of Africa.
- Only 5% of the estate is built on, leaving the large, green and lush areas with protected cork oaks and pine trees untouched.
- In less than 10 minutes' drive you can reach all amenities, including banks, shopping centres, restaurants, bars, schools and all kinds of entertainment options.
- A 10-minute drive away are the beautiful sandy beaches of East Marbella, widely considered to be the best and most beautiful in the region.
- 20 minutes' drive to Marbella centre, 30 minutes to Puerto Banus.

### THE VILLA

#### In figures:

- Plot size: 1,989 m<sup>2</sup>
- Built-up area: 743 m<sup>2</sup>
- Surface terraces: 200 m<sup>2</sup>
- 6 Bedrooms
- 6 Bathrooms

#### General:

- **Beautiful plot of almost 2000 m<sup>2</sup> in an elevated position.**
- Maintained garden with fruit trees.
- **"Infinity" pool with adjacent sun terrace.**
- Covered terrace with space for a dining table, lounge and barbecue.
- An open terrace on a lower level with access to the pool.
- **Roof terrace with lounge area and spectacular 360° views.**
- **Spectacular panoramic views of sea, mountains and valley.**

## The villa itself:

- **Detached villa in modern style.**
- **Bright interior with a warm present living atmosphere.**
- Guest toilet.
- Spacious open-plan living space with lounge and reading corner.
- **The living space has a double-height, vaulted beamed ceiling, generating extra natural light and ventilation.**
- Integrated dining room.
- **2<sup>nd</sup> living room.**
- Built-in bar.
- Enclosed, practical kitchen with cooking island where you can sit, plenty of storage and a dining table.
- **6 Bedrooms and 6 bathrooms.**
- From the entrance hall, stairs lead down to a mezzanine bedroom en-suite, which could possibly be set up as a home cinema.
- Master bedroom with dressing room, en-suite bathroom with walk-in shower and also access to a private terrace.
- On the lower floor:
  - **Equipped gym with 2 pool windows.**
  - Shower and guest toilet.
  - A large storage room, possibly to be converted into a relaxation area with sauna.
  - **An indoor guest or staff residence** with 2 bedrooms, 2 bathrooms, equipped kitchen, small living room, terrace and access to the pool.
  - Technical room.
  - Indoor garage for 4 cars.

## Other features:

- Air conditioning.
- Classic wood burning fireplace.
- Operable curtains.
- Fitted wardrobes.
- Pool pump + heating system.
- Automatic irrigation for the whole garden.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

🏠 House 📏 Plot 1989 m<sup>2</sup> 🏡 Built 743 m<sup>2</sup> 🏠 Terrace 200 m<sup>2</sup> 🛏 6 🚿 6 # Ref. 155650

📞 On request

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.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

🏠 House 📏 Plot 1989 m<sup>2</sup> 🏡 Built 743 m<sup>2</sup> 🏞️ Terrace 200 m<sup>2</sup> 🛏️ 6 🚿 6 # Ref. 155650

📞 On request

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.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

[On request](#)

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.





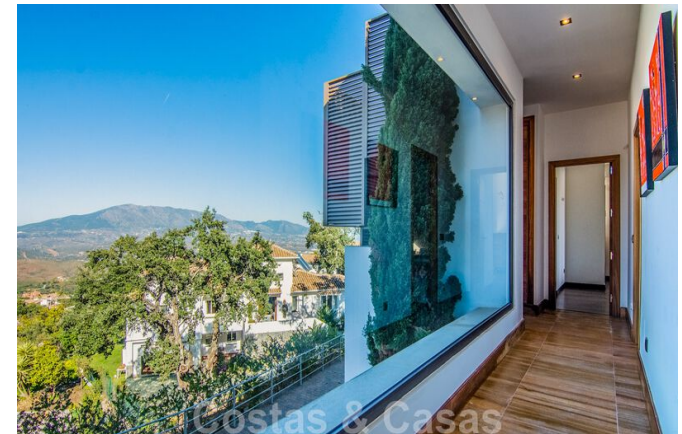
**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

[On request](#)

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.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

On request

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.





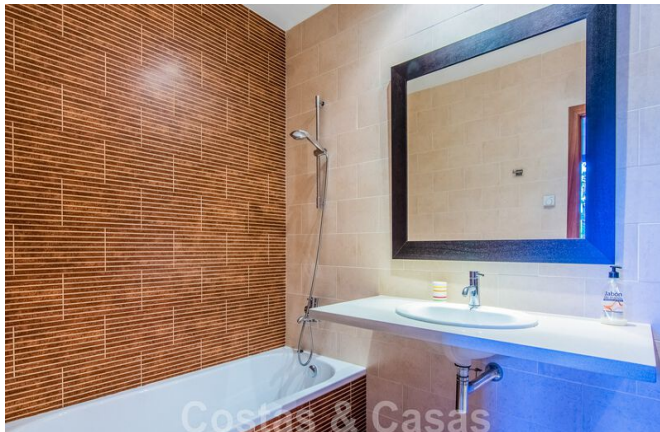
**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

[On request](#)

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.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House 
 Plot 1989 m<sup>2</sup>
 Built 743 m<sup>2</sup>
 Terrace 200 m<sup>2</sup>
 6 
 6 
 # Ref. 155650

On request

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.





**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

[On request](#)

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.



**Detached villa for sale in a high position, with panoramic mountain and sea views in an exclusive urbanisation in East Marbella**  
Marbella Area

House Plot 1989 m<sup>2</sup> Built 743 m<sup>2</sup> Terrace 200 m<sup>2</sup> 6 6 # Ref. 155650

[On request](#)

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.