



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 m²  Built 743 m²  Terrace 200 m²  6  6 # Ref. 155650

 On request

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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 m²
- Built-up area: 743 m²
- Surface terraces: 200 m²
- 6 Bedrooms
- 6 Bathrooms

General:

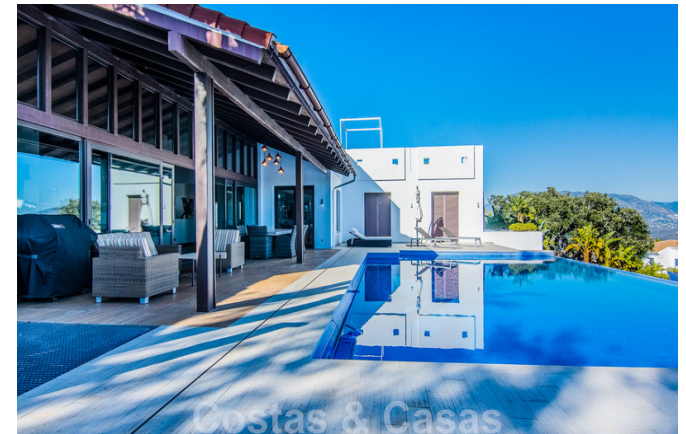
- **Beautiful plot of almost 2000 m² in an elevated position.**
- Maintained garden with fruit trees.
- **"Infinity" pool with adjacent sun terrace.**
- Covered terrace with space for a dining table, lounge and barbecue.
- An open terrace on a lower level with access to the pool.
- **Roof terrace with 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.
- **2nd 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.



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