



**Spacious luxury villa for sale, designed in modern architectural style, with golf and sea views in a gated golf resort just east of Marbella centre**  
Marbella Area

🏠 House 📏 Plot 850 m<sup>2</sup> 🏠 Built 281 m<sup>2</sup> 📏 - 🛋️ 4 🚿 3 # Ref. 155770

🏠 2.750.000 €

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.

**Move-in ready, modern, detached villa for sale surrounded by greenery, with sea views, east of Marbella centre, in a gated golf resort**

### PROPERTY HIGHLIGHTS

- Exclusive, new complex with high-quality facilities.
- Close to amenities and Marbella's best beaches.
- Beautiful views over the golf course, the mountains and the sea.
- Open-plan concept.
- Being sold furnished!

### THE LOCATION AND THE COMPLEX

- **Quietly situated in luxurious and gated urbanisation within the Golf Resort.**
- **Just 1 km away from the long golden sandy beaches of East Marbella**, considered the best in the Marbella region.
- The centre of Marbella and the beautiful marina of Puerto Banus are only 12 and 17 minutes away by car, bringing a wide choice of additional amenities and facilities within easy reach.
- **The complex features 5 swimming pools, an equipped gym, spa, social gathering place, co-working area, large gardens and concierge.**

### THE VILLA

#### In figures:

- Plot size: 850m<sup>2</sup>
- Built-up area: 281m<sup>2</sup>
- 4 bedrooms
- 3 bathrooms

#### General:

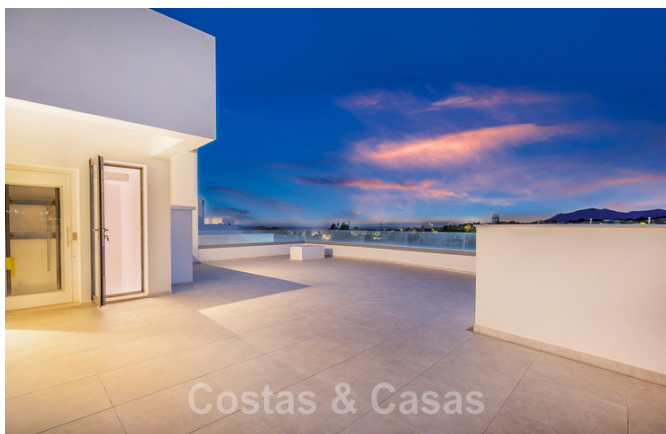
- **Spacious, flat plot in an elevated position.**
- Manicured private garden with native plantings.
- Private pool with adjacent sundeck.
- Open and covered terraces equipped with lounge areas.
- Expansive solarium with space for an outdoor dining area, sunbeds and optional swimming pool.
- **Magnificent sea views over the golf courses towards the sea.**
- **South/west orientation.**

### **The villa itself:**

- **Move-in ready, contemporary, detached villa.**
- Designed with high-quality materials and sophisticated finishes.
- Bright interior, stylishly decorated with top quality furniture pieces.
- Entrance hall with stairs and guest toilet.
- The open plan living space comprises a TV lounge, dining room and kitchen.
- The kitchen diner is fully equipped and features a seating island.
- Utility room.
- High sliding windows with recessed profiles form a seamless connection between the indoor and outdoor areas.
- Bright rooms.
- Porcelain tile floors for inside and outside.
- 4 bedrooms, 3 bathrooms.

### **Other features:**

- Lift.
- Glass balustrades.
- Air conditioning.
- Fitted wardrobes.
- Home automation system.
- Exterior lighting.
- Alarm system.



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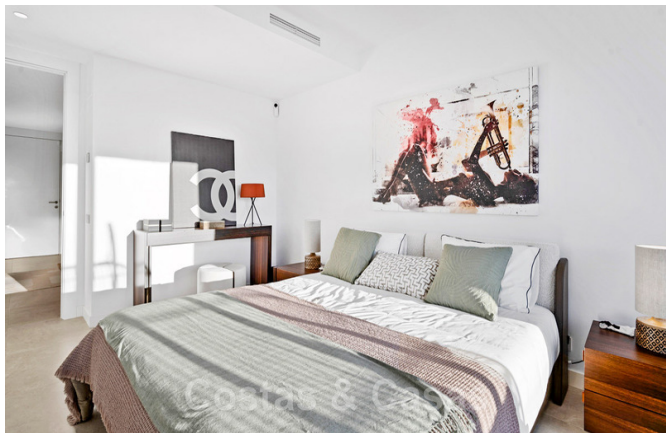


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