



**Andalusian luxury villa for sale adjacent to golf course, with sea views, in highly sought-after location in East Marbella**

Marbella Area

🏠 House 📏 Plot 1500 m<sup>2</sup> 🏠 Built 409 m<sup>2</sup> 📄 - 🚪 4 🚿 4 # Ref. 155900

🏠 1.950.000 €

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.

## Traditional luxury villa for sale with golf and sea views in an exclusive residential area of East Marbella

### RESERVED

### PROPERTY HIGHLIGHTS

- Recently fully renovated.
- Frontline golf.
- Gated street.
- Walking distance to the beach.
- Spacious terraces overlooking the golf valley towards the sea.

### THE LOCATION

- The villa is part of a well-maintained, secure residential area with 24-hour security.
- At least 7 beautiful golf courses are in the immediate vicinity and are only a very short drive away.
- The location is quiet, yet close to amenities, many leisure facilities and **only a 5-minute drive to Marbella centre.**
- **Directly adjacent to the golf course.**
- **Walking distance to the beach with large beach bar.**

### THE VILLA

- Plot size: 1.500 m<sup>2</sup>
- Built-up area: 409 m<sup>2</sup>
- 4 Bedrooms
- 4 bathrooms
- 2 floors

### General:

- Plot divided over 2 levels, fenced with high plantings.
- Manicured garden, mature with tropical greenery.
- Large swimming pool surrounded by lawn.
- Open and covered terraces with ample space for installing leisure facilities.
- **Peaceful views over golf courses, mountain scenery and the Mediterranean Sea.**

### **The villa itself:**

- **Detached luxury villa in Andalusian style.**
- Elegant and luxurious living, in peace and serenity, characterised with a high level of finish.
- Authentic and warm living atmosphere.
- The entrance hall is located on the top floor and opens onto the large, open-plan living space.
- The TV lounge is connected to the open, expansive main terrace.
- Fitted kitchen with cooking island and Bosch appliances.
- Integrated dining room.
- Hardwood interior floors.
- 4 Bedrooms, 4 bathrooms.
- The master suite has a large walk-in closet and features a modern bathroom with a walk-in shower.
- Utility room + laundry room.

### **Other features:**

- Classic fireplace.
- Air conditioning.
- Integrated awnings on the terrace.



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