Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## Modern and luxurious villa for sale, centrally located within walking distance to the beach on Marbella's Golden Mile

Marbella Area

House | Plot 802 m² | Built 580 m² | Terrace 240 m² | 6 | 7 | Ref. 156180

**5.625.000 €**

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# Contemporary luxury villa for sale within walking distance of all amenities and the beach, Marbella

## SOLD

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## PROPERTY HIGHLIGHTS

- Within walking distance to the beach and Marbella centre.
- Modern, contemporary luxury home.
- Large garden with private pool.
- Expansive solarium with sublime sea views.

## LOCATION

- Ideally located in a privileged urbanisation on Marbella's Golden Mile, considered one of Marbella's most desirable zones.
- **Walking distance to the beach, to all amenities, restaurants, bars shops** and to the 5-star luxury amenities of the Puente Romano resort.
- Just a few minutes' drive from Nueva Andalucia's golf valley with several prestigious golf courses including Los Naranjos, Aloha Golf and Las Brisas Golf.
- Malaga International Airport is a 30-minute drive away.

## THE VILLA

### In figures:

- Plot size: 802m²
- Built-up area: 580m²
- Terraces: 240m²

- Bedrooms: 6
- Bathrooms: 7
- Guest toilet: 1

## General:

- Flat plot, enclosed by high plantings, providing privacy.
- Manicured garden with lawn and a large pool.
- Sun deck with pergola.
- Multiple open and covered terraces with various orientations.
- Extensive solarium with several lounge areas, a bar and panoramic views of La Concha mountain and the Mediterranean Sea.
- **South orientation.**

## The villa itself:

- **Detached contemporary-style villa.**
- Cream-coloured, marble floors.
- The presence of high windows creates bright rooms.

## Distribution:

Ground floor

- A motorised gate gives access to the wide driveway with parking for several cars.
- You immediately enter the large living space which is connected to the other floors of the villa by a triple-height stairwell.
- **Open plan living space with TV lounge and fireplace**.
- Open kitchen fully equipped with high-end appliances and cooking island.
- Integrated dining room.
- Office space.
- Storage room.

Upper floor

- The large master suite features a dressing area, a fireplace and a south-facing private terrace.
- 2 bedrooms with fitted wardrobes and private bathrooms each.

Lower floor

- A multi-purpose room currently set up as a mancave with gaming facilities, could potentially be converted into a guest bedroom or spa area thanks to a connecting bathroom.
- 2 double guest bedrooms en-suite that have natural light thanks to a patio.
- Storage, laundry room and technical room.

## Other features:

- Lift reaching to all floors.
- Glass balustrades.
- Air conditioning and central heating.
- Fireplace.
- Fitted wardrobes in the bedrooms.
- Alarm system with cameras.
- Sold furnished.

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