



**Modern and luxurious villa for sale, centrally located within walking distance to the beach on Marbella's Golden Mile**

Marbella Area

🏠 House 📏 Plot 802 m<sup>2</sup> 🏠 Built 580 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 156180

🏠 5.625.000 €

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.

## 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: 802m<sup>2</sup>
- Built-up area: 580m<sup>2</sup>
- Terraces: 240m<sup>2</sup>

- 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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