







Outstanding Andalusian-style luxury villa for sale, walking distance to the beach, on Marbella's Golden Mile Marbella Area

♠ House ☐ Plot 682 m²



Built 388 m<sup>2</sup>



Terrace 124 m<sup>2</sup>



Ref. 156230





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

### **PROPERTY HIGHLIGHTS**

- Beachside within walking distance of the beach and all amenities.
- Luxurious, Mediterranean villa.
- Bright rooms.
- Charming garden with private heated pool.

#### **LOCATION**

- Exclusively located in a privileged beachside urbanization on Marbella's Golden Mile, considered one of Marbella's most desirable zones.
- Within walking distance to the beach, to all amenities, restaurants, bars, shops and to the 5-star luxury amenities of the Puente Romano resort.
- A few minutes drive from Nueva Andalucia's golf valley with several prestigious golf courses including Los Naranjos, Aloha Golf and Las Brisas Golf.

#### THE VILLA

## In figures:

Plot size: 682m² Built-up area: 388m² Surface terraces: 70 + 54m²

5 bedrooms 3 bathrooms 1 guest toilet 3 living levels

#### General:

A flat plot completely surrounded by fencing and high plantings. Manicured landscaped garden with a private heated swimming pool. Generous open and covered terraces, always equipped with a seating area. South-facing.

### The villa:

- The beautiful villa was built in a distinctly Andalusian style.
- Contemporary and luxurious interior.
- Thanks to the presence of several and large window structures, the house enjoys plenty of natural light and sufficient ventilation.
- The mighty entrance hall opens onto the large living space with an open-plan layout.
- Cosy TV lounge with traditional wood-burning stove.
- 2 integrated dining rooms.
- The fully equipped kitchen is connected to the living room and overlooks the beautiful garden.
- The living room features high sliding windows offering direct access to the outdoor area.
- Marble floors.
- 5 bedrooms, 3 bathrooms and guest toilet.
- The spacious master bedroom has a high, vaulted ceiling and features a chill-out corner, walk-in wardrobe, bathroom and access to the expansive sun terrace.
- Storage room and laundry room.
- Indoor garage for 1 car.

### Other features:

Double glazing.
Air conditioning for cooling and heating.
Underfloor heating.
Fireplace.
Electric roller shutters.
High ceilings.
Connection for satellite TV and Wi-Fi.
Fitted wardrobes.
Alarm system.
Sold unfurnished.



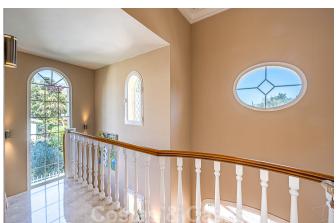












Outstanding Andalusian-style luxury villa for sale, walking distance to the beach, on Marbella's Golden Mile Marbella Area

☐ Plot 682 m<sup>2</sup>

Built 388 m<sup>2</sup>



☐ Terrace 124 m<sup>2</sup> ► 5























Outstanding Andalusian-style luxury villa for sale, walking distance to the beach, on Marbella's Golden Mile Marbella Area

□ Plot 682 m<sup>2</sup>

Built 388 m<sup>2</sup>



☐ Terrace 124 m<sup>2</sup> ► 5 3





















Outstanding Andalusian-style luxury villa for sale, walking distance to the beach, on Marbella's Golden Mile Marbella Area

□ Plot 682 m<sup>2</sup>

Built 388 m<sup>2</sup>



☐ Terrace 124 m<sup>2</sup> ► 5 3













Outstanding Andalusian-style luxury villa for sale, walking distance to the beach, on Marbella's Golden Mile Marbella Area















☐ Plot 682 m² ☐ Built 388 m² ☐ Terrace 124 m² ► 5 🔻 3 # Ref. 156230

