



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

Marbella Area

🏠 House 📏 Plot 682 m<sup>2</sup> 🏠 Built 388 m<sup>2</sup> 🏠 Terrace 124 m<sup>2</sup> 🛏 5 🚿 3 # Ref. 156230

🏠 4.380.000 €

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.

## 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: 682m<sup>2</sup>  
Built-up area: 388m<sup>2</sup>  
Surface terraces: 70 + 54m<sup>2</sup>  
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.



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