



**Luxurious Andalusian villa with partial sea views for sale, east of Marbella city**

Marbella Area

🏠 House 📏 Plot 1344 m<sup>2</sup> 🏠 Built 441 m<sup>2</sup> 🏠 Terrace 94 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 156375

🏠 2.595.000 €

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.

## Fully refurbished luxury villa for sale in a secure area in East Marbella

### PROPERTY HIGHLIGHTS

- Fully, high-quality renovated.
- 2 Multi-purpose rooms + spacious outdoor pool.
- Various entertainment facilities.
- Open plan living.
- Will be sold furnished.

### THE LOCATION

- Quietly located in an exclusive residential urbanisation with 24-hour security, a 10-minute drive from Marbella centre.
- Only a short drive by car to beautiful beaches, nearby amenities, shops, schools, restaurants, golf courses and the cosy marina of Cabopino.
- Easy access to the A7 motorway.
- A 30-minute drive from Malaga international airport.

### THE VILLA

#### In figures:

Plot size: 1.344m<sup>2</sup>  
Built-up area: 441m<sup>2</sup>  
Surface terraces: 94m<sup>2</sup>  
5 bedrooms  
4 bathrooms  
1 guest toilet  
3 residential floors

#### General:

- Fully fenced, flat plot.
- Tropical landscape garden with native plants.

- Spacious pool with mosaic lining.
- Surrounding the pool a sun deck equipped with loungers.
- Charming outdoor kitchen with bar, dining table, barbecue and fireplace.
- Attached, covered terrace opening onto the garden.

## The villa:

- This Andalusian villa was recently fully renovated to the highest quality standards.
- Partial sea views.
- Modern and characterful interior.
- Room-high sliding windows allowing plenty of natural light and access to the outdoor areas.
- An elegant driveway leads to the entrance with a carport for 2 cars.

## Distribution:

Ground floor.

- Stairwell.
- Airy and bright living space with a living and dining area.
- Open plan bespoke kitchen with an island with seating.
- Integrated dining area.
- Living room with a fireplace lounge.

Upper floor

- Stairwell with landing.
- 2 guest bedrooms with shared bathroom. One of these guest bedrooms has access to a frontal and a lateral terrace.
- Large master bedroom with en suite bathroom and access to shared lateral terrace and frontal balcony.

Lower floor

- Stairwell.
- 2 guest bedrooms, 1 bathroom.
- Multi-purpose room fitted with windows, providing natural sunlight. This room was furnished with a chill-out and still provides ample space for other leisure facilities.
- 2<sup>nd</sup> multi-purpose room free to be converted into a home cinema or playroom.
- Laundry room and technical room.

## Other features:

- Air conditioning.
- Underfloor heating throughout the villa.
- High ceilings.
- Bosch appliances in the kitchen.

- Fireplace inside and outside.
- Outdoor shower.
- Advanced home automation system.
- Outdoor lighting.



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