



**Modern semi-detached villa for sale, walking distance to Puente Romano on Marbella's Golden Mile**  
Marbella Area

🏠 House 📏 Plot 213 m<sup>2</sup> 🏠 Built 220 m<sup>2</sup> 📏 - 🛏 4 🚿 4 🏠 Ref. 156490

🏠 1.795.000 €

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## Semi-detached villa for sale with private garden and pool in Marbella

### PROPERTY HIGHLIGHTS

- In a private residential community.
- Walking distance to Puente Romano.
- Open plan living.
- Sea and La Concha mountain views.
- High rental potential.

### THE LOCATION

- Centrally located in a privileged urbanisation on Marbella's Golden Mile.
- Luxurious 5-star amenities within walking distance include the Puente Romano resort, Marbella Club and an abundance of restaurants, bars and more.
- Just a few minutes' drive from the beach, all amenities, Puerto Banus and Marbella centre.

### THE VILLA

#### In figures:

Plot size: 213m<sup>2</sup>  
Built-up area: 220m<sup>2</sup>  
4 bedrooms  
4 bathrooms  
1 guest toilet  
3 living levels + solarium

#### General:

- The private garden is fully fenced and features a swimming pool.
- A spacious covered terrace with enough space to install a lounge or dining table.

- The solarium is equipped with a lounge area.

## **The villa:**

- **Semi-detached villa with a contemporary architecture.**
- The use of wooden materials and warm colour tones in the house creates a harmonious and charming look.
- Room-high sliding windows with recessed frames provide plenty of natural light and also offer a seamless connection between indoors and outdoors.
- The living space has an open design and opens onto the outdoors.
- An elegant bespoke kitchen diner with a seating island.
- Living room with cosy lounge area.
- 4 bedrooms and 4 bathrooms.
- Spacious master bedroom with en suite bathroom and access to a private covered terrace where you enjoy stunning views over Marbella, the sea and the mountain landscape.
- On the lower floor a multi-purpose room furnished with a 2nd TV lounge.
- Laundry room.
- Indoor garage.

## **Other features:**

Lift.  
Air conditioning.  
Miele appliances in kitchen.  
Fitted wardrobes.  
Hardwood floors.  
Glass balustrades.  
Alarm system.





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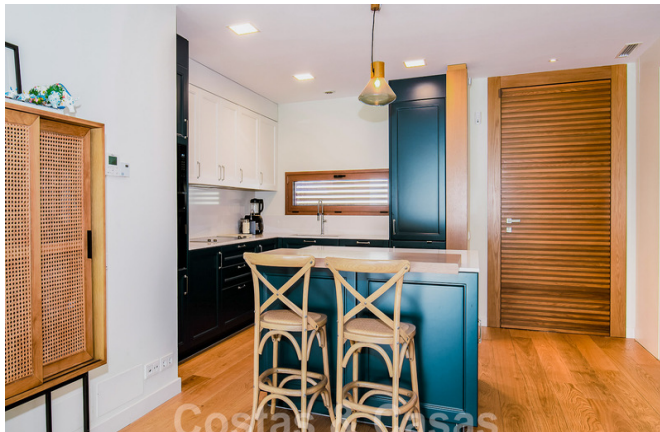
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