



Detached luxury villa for sale in gated villa complex in the heart of the New Golden Mile between Marbella and Estepona

Marbella Area

🏠 House 📏 Plot 600 m² 🏠 Built 336 m² 🏠 Terrace 83 m² 🛏 4 🚿 4 # Ref. 156780

🏠 1.395.000 €

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 villa for sale in gated villa development close to all amenities between Marbella and Estepona

PROPERTY HIGHLIGHTS

- Close to all necessary amenities.
- 4 bedrooms, 4 bathrooms.
- Open-plan layout.
- Private heated pool.
- Multi-purpose room on the lower floor.
- Tranquillity and privacy.
- Gated villa neighbourhood.
- Will be sold furnished.

THE LOCATION

- Quietly located in a **private, gated residential area** in the centre of the New Golden Mile between Marbella and Estepona.
- A short drive away you can reach the Atalaya Golf and Country Club, as well as some international schools.
- Walking distance to local supermarkets, several shops, restaurants, bars, pharmacies and more.
- The nearby centre of San Pedro can be reached in a 4-minute drive and the stunning Puerto Banus marina in 10 minutes.

THE VILLA

In figures:

Plot: 600m²
Built-up area: 336m²
Terraces: 83m²
4 Bedrooms
4 bathrooms
Floors: 2
Parking for 2 cars

General:

- Fenced, flat plot.
- Manicured garden surrounded by high plantings.
- Semi-open terrace with chill-out, dining table and barbecue.
- **Heated saltwater pool with motorised cover.**
- View of the garden.
- **South-west orientation.**

The villa itself:

- **Recently built villa.**
- The villa has a high level of finishing.
- Interior design with high window structures and high ceilings resulting in bright indoor and outdoor spaces.
- Porcelain tile floors for inside and outside.
- 4 Bedrooms and 4 bathrooms.
- Carport for 2 cars.

Distribution:

Ground floor

- Beautifully manicured entrance with front garden.
- Living room with extra high ceiling, TV lounge and integrated dining area.
- Open kitchen complete with NEFF appliances and an island with seating.
- 3 en-suite bedrooms with fitted wardrobes and each with private access to the outside.
- The master bedroom also enjoys a dressing room and direct access to the garden.

Lower floor

- Stairwell.
- Guest toilet with shower.
- Large multi-purpose room that can be freely arranged as a relaxation area, playroom or home cinema with chill-out.
- Possibility of a guest bedroom.
- Gym.
- Laundry room.
- Technical room.

Other features:

Double glazing.
 Fitted bespoke wardrobes.
 Air conditioning.
 Underfloor heating in every room.
 Solar panels.
 Video intercom.

Automatic irrigation system.
Exterior lighting.



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