



Spanish luxury villa for sale with panoramic sea views in a gated community in the hills of Marbella
Marbella Area

🏠 House 📏 Plot 800 m² 🏠 Built 215 m² 🏠 Terrace 200 m² 🛏 5 🚿 5 # Ref. 157017

📞 On request

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.

Classic luxury villa for sale in an exclusive gated urbanisation of Marbella

PROPERTY HIGHLIGHTS

- Excellent panoramic views of the sea and mountains.
- South-west orientation.
- Privileged and permanently guarded urbanisation.
- Guest house with its own kitchen and bathroom.

THE LOCATION

In a **privileged urbanisation** comprising luxury villas and apartments, surrounded by beautiful nature.

At the foot of the Sierra Blanca mountains, **blessed with stunning views as far as Gibraltar and the North African coast.**

Gated urbanisation and with permanent surveillance.

10 minutes' drive to Nueva Andalucia, to all amenities and the many prominent golf clubs of the famous Golf Valley.

15 minutes to the Golden Mile, its beautiful beaches, animated beach promenade, the 5-star resorts Puente Romano and Marbella Club with each offering a wide choice of luxury and leisure facilities.

Puerto Banus, Marbella and the charming mountain village of Istan are also about 15 minutes' drive away.

THE VILLA

In figures:

Plot size: 800m²

Total built-up area: 215m²

Surface terraces: 200m²

Bedrooms: 5

Bathrooms: 5

2 floors

General:

Fenced plot in an **elevated position.**

Manicured outdoor spaces consisting of a stretch of garden, several flower beds and extensive terraces.

Private pool surrounded by a sundeck.

South-west facing with breathtaking views over the valley, Lake Istan and the Mediterranean Sea.

The villa itself

Detached villa in a traditional, Mediterranean architectural style.

Warm and characterfully decorated with typical, Andalusian touches.

The entrance floor has been recently renovated and comprises an open-plan kitchen, living room, en-suite bedroom and guest toilet.

The kitchen is equipped and provides a central island where 8 people can have breakfast.

High sliding windows provide access to the surrounded terraces.

On the lower level, there is direct access to the swimming pool.

More on this level: 3 bedrooms and 2 bathrooms.

The villa also has its own **guest house** with a kitchen, lounge area, bedroom and bathroom.

Carport for 1 car.

Other features:

Air conditioning.

Fireplace.

Fitted wardrobes.

High ceilings.



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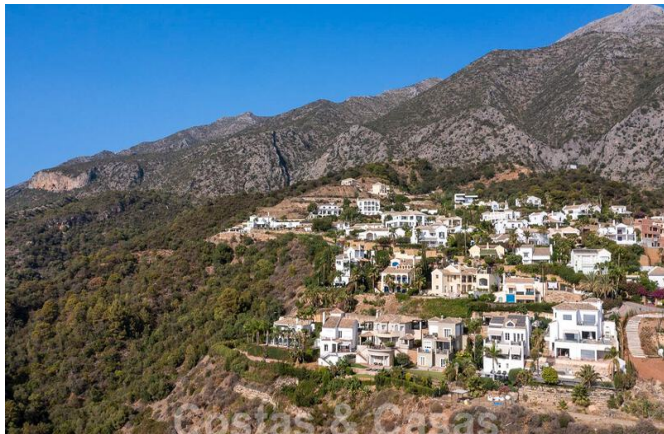
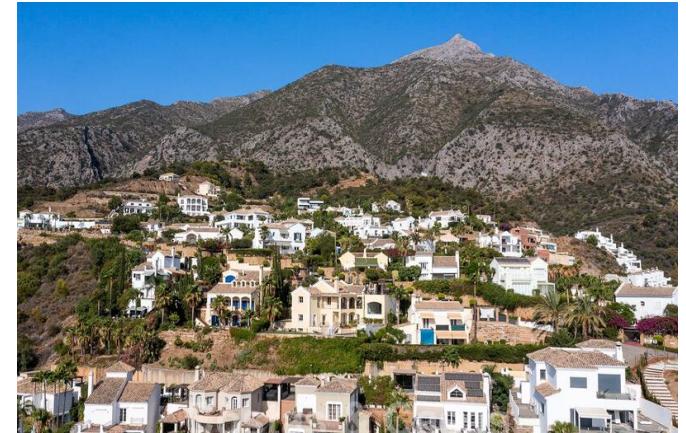
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