



**Modernist luxury villa for sale in natural, highly desirable area east of Marbella centre**

Marbella Area

🏠 House 📏 Plot 800 m<sup>2</sup> 🏠 Built 209 m<sup>2</sup> 🏠 Terrace 165 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 157535

🏠 2.150.000 €

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.

## Spacious, contemporary family villa for sale in gated urbanisation in East Marbella

### PROPERTY HIGHLIGHTS

- Close to the beach, golf courses and Marbella centre.
- Gated and secured urbanisation.
- Bright interior with open layout.
- Private garden and heated pool.
- Solarium with jacuzzi.
- Move-in ready.

### THE LOCATION

Located in a residential community just east of Marbella centre characterised by olive and pine trees, sand dunes and the best beaches in the entire Marbella region.

**Everything is just a few minutes' drive away.**

3 top golf courses are within a 2km radius.

5-minute drive to Marbella centre, 10-minute drive to Puerto Banus and 30-minute drive to Malaga international airport.

### THE VILLA

#### In figures:

Plot size: 800m<sup>2</sup>

Total built area: 209m<sup>2</sup>

Covered terraces: 61m<sup>2</sup>

Open terraces: 104m<sup>2</sup>

3 bedrooms

3 bathrooms

Guest toilet

2 floors

Swimming pool: 8m x 4m

#### General:

Flat, fully fenced plot.

Attached terrace equipped with lounges and an 'al fresco dining' area.  
Manicured exterior with lawn, flower beds and palm trees.  
**Private heated pool** finished with mosaic tiles and marble edges.  
Outdoor seating and dining areas.  
Picturesque views of the surrounding area and mountain scenery.

### **The villa itself:**

#### **Detached luxury villa with sleek, modern architecture.**

Built with clean lines, lots of glass and open spaces.  
You enter through a secure front door with a revolving mechanism.  
Open-plan living space with lounge and dining area.  
Fully fitted kitchen with Siemens appliances.

**Large windows with recessed profiles can be fully retracted for a seamless connection with the exterior.**

A total of 3 bedrooms, 3 bathrooms.

**Upstairs a master suite with access to the solarium**, equipped with lounges and **jacuzzi**.

Parking for 2 cars.

### **Other features:**

Glass balustrades.  
Daikin air conditioning for cooling and heating.  
Electric underfloor heating in the bathroom.  
Marble floors 60x60 with a high-gloss polished finish.  
Bioethanol fireplace.  
Sanitary ware by Villeroy & Boch.  
Pre-installation for a home automation system.  
'Bticino' video intercom.  
Solar panels.  
Double glazing.  
Motorised awnings.



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