



**Ready to move in, modern luxury villa for sale in a privileged, secure urbanization in East Marbella**  
Marbella Area

🏠 House 📏 Plot 800 m<sup>2</sup> 🏠 Built 210 m<sup>2</sup> 🏠 Terrace 165 m<sup>2</sup> 🛏 4 🚿 3 🏠 Ref. 157537

💰 2.600.000 €

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## Contemporary villa for sale in a sought-after residential area in East Marbella

### SOLD, RESALES AVAILABLE

### PROPERTY HIGHLIGHTS

- Modern design with open design.
- Close to the beach, golf courses and Marbella centre.
- Spacious terraces and private swimming pool.
- Fully furnished.
- Ready to move in.

### THE LOCATION

Located in a preferred residential area just east of Marbella centre, known for its olive and coniferous trees, sand dunes and the best beaches of the entire Marbella region.

**All amenities are just a few minutes' drive away.**

3 prestigious top golf courses are within a radius of 2 km.

A 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: 210m<sup>2</sup>

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

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

4 bedrooms

3 bathrooms

Guest toilet

2 floors

#### General:

Flat, fully fenced plot.

Manicured landscape garden with manicured lawn and tropical greenery.

**Extensive outdoor areas with open and covered areas**, to optimally enjoy the Mediterranean climate all year round.

Private swimming pool finished with mosaic tiles and marble surrounds.

Outdoor seating and dining areas.

Picturesque views of the surroundings and the mountain landscape.

## The villa itself:

**Detached, contemporary villa with trendy, modern architecture.**

Built with clean lines and with attention to a superior finish.

A secured front door with a turning mechanism.

Open plan living space with lounge and dining areas.

The fully equipped kitchen has an island and is equipped with Siemens appliances.

**Floor-to-ceiling sliding windows with recessed frames can be fully retracted for a seamless connection with the outdoor space.**

4 bedrooms, 3 bathrooms.

On the **top floor is the master bedroom** which opens onto the **spacious solarium**.

Parking for 2 cars.

## Other figures:

Glass balustrades around the terrace.

Daikin air conditioning for cooling and heating.

Underfloor heating in the bathrooms.

Modern bio-ethanol gas fireplace.

Villeroy & Boch sanitary ware.

Pre-installation for a home automation system.

Bticino video intercom.

Solar panels.

Double glass.

Automatic irrigation system.

Outdoor lighting.





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