



**Imposing royal style villa for sale with panoramic sea views located in the hills of Marbella East**  
Marbella Area

🏠 House 📏 Plot 1700 m<sup>2</sup> 🏠 Built 834 m<sup>2</sup> 🏠 Terrace 570 m<sup>2</sup> 🛏 7 🚿 7 # Ref. 158288

🏠 5.495.000 €

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## Majestic luxury villa for sale in gated residential area in East Marbella

### PROPERTY HIGHLIGHTS

- Gated community with 24 hour security.
- Highly situated with 180° views of the Mediterranean Sea.
- Generous spaces and expansive terraces.
- Home cinema, gym, games room, indoor pool and more.
- Indoor guesthouse.
- Absolute peace and privacy.
- Ready to move in.

### THE LOCATION

Quietly located in a gated residential area, equipped with 24-hour security and CCTV.

The urbanization is known for its serenity, the beautiful views towards the Mediterranean Sea and the natural environment.

A 5 minute drive from the beach and 10 minutes to Marbella centre with all necessary amenities including supermarkets, bars, restaurants, medical services and more.

A few minutes' drive from a high-quality golf course with all associated facilities.

### THE VILLA

#### In figures:

Plot: 1,700m<sup>2</sup>

Built area: 834m<sup>2</sup>

Surface area of terraces: 570m<sup>2</sup>

7 bedrooms

7 bathrooms

4 guest toilets

3 floors

#### General:

Situated on a spacious, sloping plot surrounded by lush greenery.

Mature gardens with tropical vegetation and green lawns.

Large **built-in, heated private swimming pool with a pool bar.**

The outdoor area also features extensive terraces, a barbecue area and a built-in jacuzzi.

**South orientation.**

**Impressive panoramic views of the Mediterranean Sea towards the Strait of Gibraltar and the North Coast of Africa.**

## **Description:**

**Detached villa with traditional architecture and Andalusian influences.**

Through a wooden gate you gain access to the driveway, which opens onto a courtyard, paved with stones.

Covered entrance with an impressive wooden front door.

Built with the most exquisite materials.

**Spacious interior with artistic elements.**

You walk into a spacious entrance hall with a 10m high ceiling and an elegant decorative staircase completely finished in marble.

From a balcony on the top floor you look out over the entrance hall.

A large, central living space followed by an office space/2nd sitting room.

Separate kitchen, fully equipped with top appliances, a seating island and a dining area.

Pantry.

A formal dining room overlooking the patio.

**Refined, high ceilings** create an elegant living atmosphere.

The many window structures throughout the villa generate plenty of natural light.

**7 bedrooms, 7 bathrooms and 4 guest toilets.**

The master bedroom on the top floor has a spacious dressing room, private bathroom with bath and enjoys a spacious private terrace.

**Indoor swimming pool, sauna and hammam.**

**Loft style home cinema.**

Equipped gym.

Multifunctional space furnished as a games room with pool table and TV lounge.

**Separate guest or staff apartment with a lounge, separate kitchen and office.**

Laundry room.

Technical room/storage room.

Top quality wooden and marble floors.

**2 covered parking spaces for 8 cars in total.**

Additional outdoor parking for 4 cars.

Other features:

**Elevator to all floors.**

Air conditioning

Underfloor heating.

Fireplace.

Double glass.

Solar panels.

Home automation.

Fitted wardrobes.

Atmospheric lighting.





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