



**State-of-the-art design home for sale in an innovative complex on Marbella's Golden Mile, a stone's throw from the beach**

Marbella Area

🏠 House 📏 Plot 88 m<sup>2</sup> 🏠 Built 375 m<sup>2</sup> 🏡 Terrace 238 m<sup>2</sup> 🛏 4 🗺 5 # Ref. 158707

📄 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.

## Ready to move in luxury home for sale with sea views on Marbella's Golden Mile

### OFF-MARKET - RENTED OUT

### PROPERTY HIGHLIGHTS

- The cream of the crop in terms of design, quality and finish.
- Within walking distance of the beach, Puente Romano and Puerto Banus.
- Roof terrace with swimming pool and home cinema.
- Private garden.
- Stunning panoramic views.
- Ready to move in.
- MOTIVATED VENDOR. Original asking price: €6.500.000

Note: Photos showing furniture are the result of virtual staging for illustration purposes. The house is sold unfurnished.

### THE LOCATION

**Located on Marbella's Golden Mile, within walking distance of the beach, all amenities, restaurants, bars, shops, banks and the 5-star luxury amenities of the Puente Romano resort.**

A 5-minute drive from Nueva Andalucia's golf valley with several prestigious golf courses including Los Naranjos, Aloha Golf and Las Brisas Golf.

**The residents of the complex have access to an underpass that leads directly to the beach and promenade, just a few minutes' walk away.**

### THE VILLA

#### In figures:

Total built area: 613m<sup>2</sup>

Built area: 375m<sup>2</sup>

Surface area of terraces: 238m<sup>2</sup>

Private garden: 88m<sup>2</sup>

Bedrooms: 4

Bathrooms: 5

#### General:

**Manicured private garden of 88m<sup>2</sup> with direct access to the communal garden and infinity pool.**

Spacious covered terrace on the ground floor that can be freely arranged with lounges, barbecue area and dining area.

**The solarium is equipped with a projector in a waterproof box and built-in wall speakers, allowing you to create a cozy outdoor home cinema.**

Furthermore, the solarium also provides a built-in private swimming pool.

## **Description:**

**Semi-detached villa with ultra-modern architecture.**

West orientation.

Excellent level of finish with attention to detail and refined finishes.

**Bright and luxurious interior.**

**Spectacular glass windows throughout the villa provide very bright rooms.**

The central point of the villas is formed by a prestigious, **glass patio** that generates extra natural light and air and can be closed with sliding glass windows.

Modern open kitchen with a cooking island and Gaggenau appliances.

Integrated dining area.

4 bedrooms, 5 bathrooms.

Technical area.

Other features:

Private elevator.

**Air conditioning for cooling and heating.**

Centralized air heat pump for the production of sanitary hot water and underfloor heating.

Large format porcelain tiles for interior floors.

Decorative panels in natural oak.

Fitted wardrobes.

Custom carpentry.

Double glass.

Glass balustrades.

Opening system with fingerprint recognition.

LED-lighting.

Telecom installation.

Sophisticated home automation system.

Built-in sound system.



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