



**Move-in ready luxury house in an innovative and luxurious complex with sea views, located on Marbella's Golden Mile**

Marbella Area

🏠 House 📏 Plot 92 m<sup>2</sup> 🏠 Built 375 m<sup>2</sup> 🏠 Terrace 228 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 166008

🏠 7.500.000 €

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## Brand-new, sophisticated, designer house for sale on Marbella's Golden Mile

### HIGHLIGHTS

- Refined masterpiece that excels in design, quality and workmanship.
- Walking distance to the beach, Puente Romano and Puerto Banus.
- Roof terrace with private pool, outdoor cinema and outdoor kitchen.
- Stunning panoramic views.
- Move-in ready.
- Now fully furnished by Pedro Peña.

### THE LOCATION

**Ideally located on Marbella's Golden Mile, walking distance to the beach, all amenities, restaurants, bars and the 5-star luxury amenities of the Puente Romano resort. Gated community with 24/7 security and concierge service.**

Sea views with the Saudi Royal Family Palace in the background.

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 subway that leads directly to the beach and the promenade, just a few minutes' walk away.**

### THE HOUSE

#### In figures:

Total built area: 693m<sup>2</sup>  
Built area: 375m<sup>2</sup>  
Living area (útil): 339m<sup>2</sup>  
Terrace area: 228m<sup>2</sup>  
Private garden: 92m<sup>2</sup>  
Entrance (exterior): 62 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilet  
3 floors + solarium

#### General:

Maintained private garden with direct access to the communal landscaped garden and infinity pool.

**Extensive roof terrace with outdoor cinema, heated private pool and outdoor kitchen.**

Large terraces equipped with lounge facilities.

**South-west facing.**

**Beautiful views of the surroundings towards the Mediterranean Sea from the roof terrace.**

## **Description:**

**Semi-detached house, with ultra-modern architecture.**

Sublime finish with an eye for detail and refined finishes.

Stylish and modern interior design.

**Stunning glass sections throughout the villa provide very bright spaces.**

**Open plan living space with a double height ceiling.**

High quality Gaggenau kitchen, equipped with a cooking island where you can sit.

Integrated dining area.

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

4 bedrooms, 4 bathrooms and separate toilet.

The master bedroom enjoys a large dressing room, open bathroom and access to a covered private terrace.

Large format porcelain tiled floors.

The lower floor provides a fully equipped gym with an adjoining bathroom.

Laundry room.

Technical room.

Indoor garage for 4 cars.

Other features:

**Private lift to all floors.**

Air conditioning for cooling and heating.

Underfloor heating throughout the house.

Fireplace.

Double glazing.

Advanced Gira home automation system.

Telecom installation.

Integrated sound system.

Custom built-in wardrobes.

Oak interior doors.

Glass balustrades around the terrace.

LED lighting inside and outside.

Automatic irrigation system.

And more...



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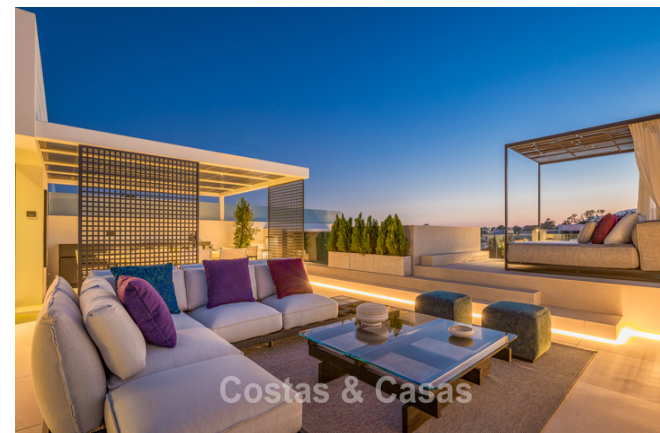
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