



**Modernist luxury villa for sale within walking distance to amenities on Marbella's old town and prestigious Golden Mile**

Marbella Area

🏠 House 📏 Plot 503 m<sup>2</sup> 🏠 Built 339 m<sup>2</sup> 📏 - 🛏 5 🚿 5 🏠 Ref. 167700

🏠 2.495.000 €

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## Chic-contemporary luxury villa for sale on Marbella's Golden Mile - Centre

### HIGHLIGHTS

- Exclusive urbanisation with similar villas.
- Close to all amenities.
- Open plan living space.
- 5 bedrooms, 5+1 bathrooms.
- Spacious and bright rooms.
- Ready to move into.

### THE LOCATION

Situated in a privileged residential area, surrounded by similar luxury homes.

A 10-minute walk from Marbella's historic centre and the beach.

In the immediate vicinity are restaurants, tapas bars, supermarkets, international schools, several tennis clubs, gyms and more.

### THE VILLA

#### In figures:

Plot: 503m<sup>2</sup>  
Built area: 339m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Guest toilet  
3 floors

#### General:

Spacious, secluded plot.

Well-maintained exterior architecture with lawn, tropical plants and a jacuzzi.

Heated private pool surrounded by extensive terrace.

Sunny terraces offer the opportunity to enjoy the pleasant Mediterranean climate.

Privacy.

## Description:

**Detached villa with a sleek, white architectural style.**

Using quality materials.

High sliding windows with recessed frames provide a seamless transition between the indoor and outdoor spaces and also generate plenty of natural daylight.

**Neutral tones and modern furniture create a warm and inviting atmosphere.**

Airy open living space with a TV lounge and dining area.

Large kitchen, fully equipped with top appliances and a seating island.

5 bedrooms, 5 bathrooms and separate toilet.

Large format natural stone tiled floors.

The lower floor provides a recreational area TV lounge and a fitness room.

Wine cellar.

Storage room.

Equipped laundry room.

Indoor garage for 1 car.

Other features:

Air conditioning.

Fireplace.

Built-in wardrobes.

Electric shutters.

LED lighting.

Alarm system with CCTV cameras.



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