



## Spanish hacienda style villa with spectacular views for sale in a natural setting east of Marbella centre

Marbella Area

House 
 Plot 2160 m<sup>2</sup>
 Built 336 m<sup>2</sup>
 Terrace 70 m<sup>2</sup>
 4 to 5 
 3 
 Ref. 177177

1.950.000 €

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.

## Charming Spanish family villa with panoramic mountain and sea views for sale in East Marbella

### HIGHLIGHTS

- In an exclusive urbanisation in the hills of Marbella.
- Spanish hacienda style villa with a contemporary interior.
- Panoramic 360° mountain and sea views.
- Large garden with heated pool and gazebo.
- 4+1 bedrooms, 3 bathrooms (expandable)
- Ready to move in.

### THE LOCATION

Exclusive location in a **permanently secured estate** east of Marbella centre.

Within less than 10 minutes' drive you will reach all amenities including banks, shopping centres, restaurants, bars, schools and all kinds of entertainment venues.

Also within a 10-minute drive you will find the beautiful sandy beaches of East Marbella, which are widely regarded as the most beautiful and best in the region.

14 minutes' drive from Marbella centre, 19 minutes to Puerto Banús, 3 minutes to the golf courses, 2 minutes to the nearest bars and restaurants and 9 minutes to public transport.

### THE VILLA

#### In figures:

Plot: 2,160m<sup>2</sup>

Built area: 380m<sup>2</sup>

Built area interior: 336m<sup>2</sup>

Terrace area: 70m<sup>2</sup>

Swimming pool: 47m<sup>2</sup>

Bedrooms: 4+1

Bathrooms: 3

2 floors + lower floor and attic with the possibility of an extra bedroom or office space.

#### General:

**Large, secluded plot situated in an elevated position.**

Manicured landscaped garden with lots of greenery.

**Heated swimming pool** complete with a **tropical gazebo with outdoor kitchen** and barbecue, perfect for al fresco dining.

**Several terraces in different directions offer 360° views**, including the sea, the mountains and the UNESCO protected nature reserve, where you can enjoy the most beautiful sunsets.

## **Description:**

**Detached villa with a typical Mediterranean architectural style.**

Built with the highest quality materials, **seamlessly combining traditional Spanish elements with modern standards.**

Recently renovated to a high specification.

Spacious living room with a TV lounge, dining area and a cozy sitting area by the fireplace.

The practical kitchen is equipped with high-quality Siemens appliances.

Adjacent to the kitchen is a large laundry and storage room.

4 bedrooms, 3 bathrooms.

The attic offers space for an additional bedroom or office space.

Wine cellar.

Quality natural stone floors.

Storage room.

Garage and parking for 3 to 4 cars.

Other features:

Air conditioning for cooling and heating.

Central heating.

Fireplace.

Double glazing.

Fitted wardrobes.

High ceilings.

LED lighting.

Barbecue area.

Satellite TV.

Alarm system.





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