



**Spacious 4 bedroom family villa with sea views for sale in a sought-after residential area in Marbella East**

Marbella Area

🏠 House 📏 Plot 3722 m<sup>2</sup> 🏠 Built 583 m<sup>2</sup> 🏠 Terrace 201 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 177700

🏠 3.600.000 €

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## Villa with timeless Mediterranean design for sale on the east side of Marbella

### HIGHLIGHTS

- Upmarket community with low building density and 24h security.
- Just a few minutes' drive to the beach and amenities.
- Plot of almost 4,000m<sup>2</sup> with sea views.
- Large garden with heated swimming pool.
- The main rooms are on the ground floor.
- Independent studio apartment.
- Furnished and ready to move into.

### THE LOCATION

Situated in a prime location, within walking distance of prestigious schools, golf courses, shops, restaurants and the beach, and offers the added security of **24-hour security**. Approximately 10 to 15 minutes' drive from Marbella city centre and the famous Puerto Banus marina. The urbanization is known for its luxurious villas and well-kept gardens, often surrounded by lush nature and with beautiful views of the sea or the mountain landscape behind.

### THE VILLA

#### In figures:

Plot: 3,722m<sup>2</sup>  
Built area: 784m<sup>2</sup>  
Built area interior: 583m<sup>2</sup>  
Terrace area: 201m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilets: 2  
2 floors

#### General:

**Large plot of almost 4,000m<sup>2</sup>, surrounded by tall plantings.**  
Lush, mature landscaped garden that provides the necessary privacy and coziness.

Large **heated infinity pool**.

Open and covered terraces invite you to dine al fresco and relax.

**South facing.**

Views of the lush garden and partly of the Mediterranean Sea.

**Complete privacy.**

## **Description:**

**This detached villa reflects the charm and elegance of classic Spanish architecture, with terracotta roof tiles and natural materials.**

Bright interiors thanks to tall sliding windows that connect the interior and exterior spaces.

**The main living area is on the ground floor.**

Open plan living space.

Spacious living room with a TV lounge and dining area.

Practical open kitchen with high-quality appliances, a central island and a breakfast bar.

4 bedrooms, 4 bathrooms and 2 separate toilets.

The master suite has a walk-in wardrobe and direct access to the lush garden.

**On the lower floor there is an independent studio apartment that offers additional living space.**

A **multi-purpose room** with a guest toilet can be transformed into a games room, gym or office to suit your lifestyle.

Quality ceramic tiled floors.

Laundry/storage room.

Integral garage for 2 cars.

Other features:

Air conditioning for cooling and heating.

Central heating.

Fireplace.

Double glazing.

Fitted wardrobes.

Integrated sound system.

Alarm system.

Outdoor lighting.

Awnings on the terrace.

Automatic irrigation system.

Sold furnished.



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