



Brand new Mediterranean luxury villa for sale, close to amenities on the east side of Marbella
Marbella Area

House Plot 1605 m² Built 703 m² Terrace 298 m² 6 6 # Ref. 182002

3.975.000 €

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.

Modernized luxury villa for sale east of Marbella center

HIGHLIGHTS

- Close to amenities, golf and the best beaches of Marbella.
- Open plan concept.
- Inviting outdoor spaces.
- 6 bedrooms, 6+3 bathrooms.
- Move in ready.

THE LOCATION

Quietly located in a secure residential area in one of the most sought-after areas, just a few minutes' drive from Marbella center and La Cañada shopping center. Within 3 minutes you can reach supermarkets, restaurants and various other amenities. Only a 7-minute drive away is the beach and popular beach clubs such as Luuma, Noso and Siroko. Malaga International Airport is only a 25-minute drive away.

THE VILLA

In figures:

Plot: 1,605m²
Built area: 703m²
Terrace area: 298m²
Bedrooms: 6
Bathrooms: 6
Guest toilets: 3
3 floors

General:

Spacious, enclosed plot.
Manicured landscaped garden with tropical greenery and lots of lawn.
Indoor swimming pool surrounded by a sun deck.
The **outdoor kitchen** with adjacent al fresco dining area is the ideal place to enjoy atmospheric dinners in the open air in comfort.

Large covered and sunny terraces offer space for installing relaxation facilities.
Southwest facing.

Views of the surroundings, the mountains and partly the Mediterranean Sea.

Description:

Detached villa in a modern-Mediterranean architectural style.

The white facades reflect the characteristic Mediterranean style, while the terracotta roof tiles provide an authentic Spanish accent.

Using quality materials and a high-quality finish.

The **large windows and glass balustrades** maximise the natural light and create a seamless transition between inside and outside.

A strategically placed skylight lets in extra daylight and creates a bright, pleasant atmosphere.

Open plan living space with a sitting and dining area.

Open plan kitchen with quality appliances and a cooking island.

Integrated dining area.

6 bedrooms, 6 bathrooms and 3 separate guest toilets.

Equipped **fitness room**.

Office space.

Large quality floors.

Herringbone wooden floors.

Storage room.

2 indoor parking spaces.

Other features:

Air conditioning for cooling and heating.

Underfloor heating throughout the villa.

Fireplace.

Double glazing.

Custom built-in wardrobes.

Glass balustrades around the terrace.

Outdoor lighting.

Alarm system.

Home automation system.

Optionally furnished.



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