



**Modernist villa for sale in a private community surrounded by greenery, on the New Golden Mile between Marbella and Estepona**

Marbella Area

🏠 House 📏 Plot 554 m<sup>2</sup> 🏠 Built 250 m<sup>2</sup> 🏠 Terrace 93 m<sup>2</sup> 🛏 4 🗺 5 # Ref. 192600

🏠 1.825.000 €

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## Contemporary luxury villa for sale on the New Golden Mile between Marbella and Estepona

### HIGHLIGHTS

- Close to all necessary amenities.
- Modern design with natural lines.
- Open-plan layout.
- Private heated pool.
- Quiet and green surroundings.

### THE LOCATION

Quietly situated in an exclusive, gated residential area of ??just 18 villas.

Just a few minutes' walk from local amenities, including shops, bars, and restaurants, making daily necessities easily accessible.

Marbella town center and Estepona are just a 15-minute drive away, while Puerto Banus is approximately an 8-minute drive away.

### THE VILLA

#### In figures:

Plot: 555m<sup>2</sup>  
Built area: 249m<sup>2</sup>  
Terraces: 93m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 5  
Guest toilet  
3 floors

#### General:

Situated on a spacious corner plot, surrounded by lush landscaping.

**Heated swimming pool** with an adjacent sun terrace.

A sunny terrace will be equipped with a chill-out area, complete with a barbecue area.

**Southwest-facing.**

Views of a 50,000m<sup>2</sup> protected nature reserve, creating a green and peaceful setting.

**Description:****Detached villa with contemporary architecture.**

Using high-quality materials and top brands.

**Comfortable, open-plan layout with a bright interior.**

**Floor-to-ceiling sliding windows** flood the interior with natural light and create a connection between indoors and outdoors.

Open-plan living space with a cozy TV lounge and an integrated dining area.

**Open-plan, high-quality kitchen** equipped with Neff appliances and a breakfast island.

**4 bedrooms, 5 bathrooms, and a separate toilet.**

A **basement can be personalized** to suit your taste and lifestyle.

High-quality tiled floors.

Hardwood floors.

Separate laundry room.

Storage room.

Covered parking for 2 vehicles, with the possibility of adding a carport.

Other features:

Air conditioning for cooling and heating.

Underfloor heating.

Double glazing.

Glass balustrades around the terrace.

Built-in wardrobes.

Barbecue area.

Alarm system.

LED lighting.

Solar panels.



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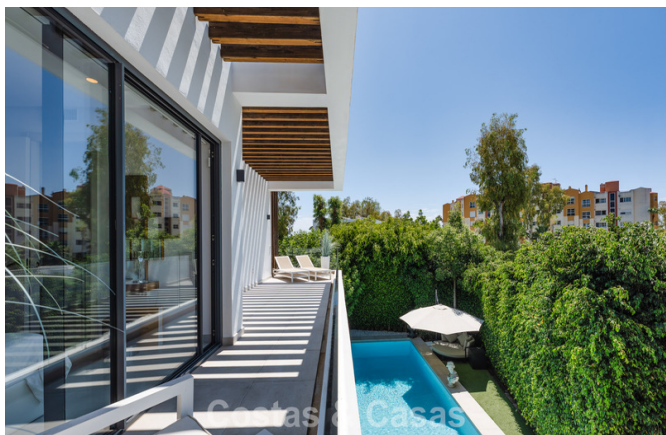
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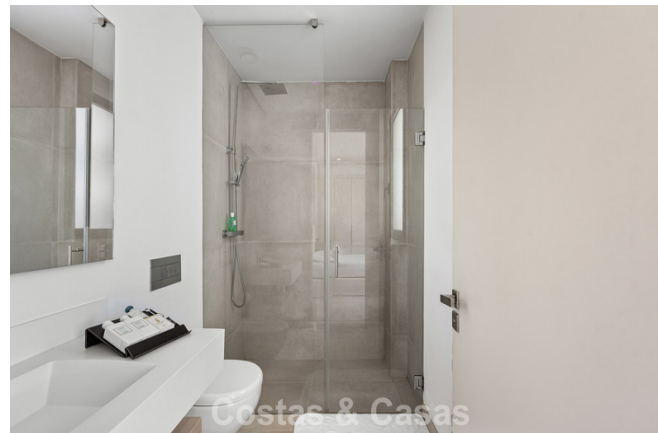
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