



**Exclusive residence with sea views for sale in a progressive complex with 24-hour security on Marbella's Golden Mile**

Marbella Area

🏠 House - 🏠 Built 686 m<sup>2</sup> 🏠 Terrace 151 m<sup>2</sup> 🛏 3 🚿 4 # Ref. 196900

📄 6.300.000 €

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## Move-in ready designer home for sale on Marbella's Golden Mile

### HIGHLIGHTS

- Villa of exceptional quality.
- Walking distance to the beach, Puente Romano, and Puerto Banus.
- Roof terrace with private pool, outdoor cinema, and outdoor kitchen.
- Private garden and a communal garden with a large pool.
- Furnished and move-in ready.

### THE LOCATION

Excellent location on Marbella's prestigious Golden Mile, within walking distance of the beach, various amenities, stylish restaurants, cozy bars, and the exclusive 5-star facilities of the iconic Puente Romano Resort and the Marbella Club Hotel.

A few minutes' drive away is the renowned Golf Valley of Nueva Andalucía, where renowned golf courses such as Los Naranjos, Aloha Golf, and Las Brisas invite you to a unique golfing experience.

Residents of the complex have access to a private underpass that provides direct access to the beach and promenade, ideal for a relaxing stroll along the coast, just minutes away.

### THE VILLA

#### In figures:

Built area: 686m<sup>2</sup>  
Terrace area: 151m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 4  
Guest toilet  
3 floors + solarium

#### General:

A fenced private garden opens onto the communal green areas and the infinity pool.  
A **spacious solarium** is equipped with a **swimming pool**, **outdoor cinema**, and **outdoor kitchen** with al fresco dining area.

A covered terrace provides the ideal setting for elegant dinners or relaxing moments outdoors.  
West-facing.

**Stunning panoramic views of the surrounding area with the Mediterranean Sea in the background.**

## **Description:**

**Sophisticated villa with a high-end architectural style.**

Built to the **highest quality standards**, with unparalleled attention to detail.

**Floor-to-ceiling sliding windows throughout the villa** create exceptionally bright spaces.

The airy living area features a **partially double-height ceiling**.

A high-quality kitchen with premium Gaggenau appliances and a breakfast island is the focal point of the villas.

A **glass patio forms the focal point of the villas, designed to create additional light and air circulation**, with the option of being completely enclosed with sliding glass walls.

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

Beautiful master suite with an open-plan bathroom and private walk-in closet.

Extensive porcelain floors.

The **lower floor** provides natural light and could be transformed into a gym, spa, or studio.

Utility room.

**Integrated garage for 4 cars** with an electric vehicle charging station.

Other features:

**Elevator to all floors.**

Air conditioning for cooling and heating.

**Underfloor heating throughout.**

Fireplace.

Double glazing.

Solid oak doors.

Advanced home automation system with a touchscreen.

Sonos sound system.

Custom-built wardrobes.

Glass balustrades around the terrace.

LED lighting.

Biometric fingerprint lock.

Recently fully furnished.



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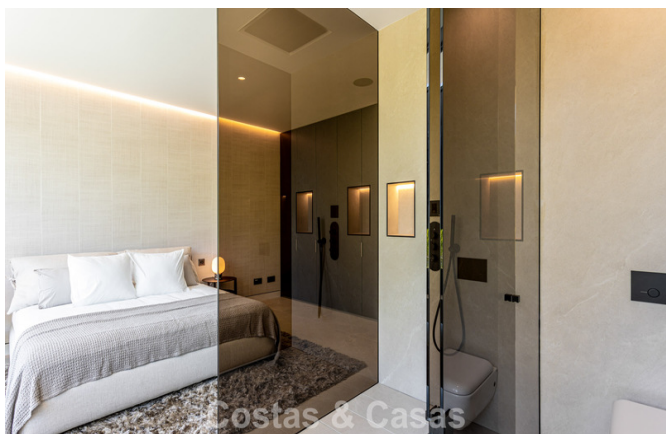
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