



**Exquisite luxury villa for sale in the exclusive Cascada de Camoján neighborhood on Marbella's Golden Mile**

Marbella Area

🏠 House 📏 Plot 1770 m<sup>2</sup> 🏠 Built 1000 m<sup>2</sup> 🏠 Terrace 398 m<sup>2</sup> 🛏 6 🚿 7 # Ref. 197300

🏠 10.950.000 €

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.

## Move-in ready, modern-mediterranean, luxury villa for sale in Cascada de Camoján, Marbella

### HIGHLIGHTS

- Privileged location in Cascada de Camoján, on the Golden Mile and close to Marbella center.
- 6 bedrooms, 7 bathrooms.
- Generous indoor and outdoor spaces.
- Move-in ready.

### THE LOCATION

The **Cascada de Camoján** neighborhood is fully gated and has **24-hour security**. Because there is no through traffic, **complete tranquility and maximum privacy prevail**.

Cascada de Camoján seamlessly connects to the **prestigious Sierra Blanca neighborhood**. Both are situated at the foot of the **iconic La Concha Mountain**, right where the Golden Mile meets **Marbella center**.

The neighborhood is situated on an **elevated plateau**, surrounded by a protected nature reserve, lush, wooded landscape, and a green valley, creating a sense of space and exclusivity.

All amenities are **within easy reach**: the Golden Mile and Marbella center are just minutes away. Furthermore, the **famous beach promenade**, chic beach clubs, and **Puerto Banús** are only a five to ten-minute drive away.

### THE VILLA

#### In figures:

Plot: 1,770m<sup>2</sup>  
Built area: 1,000m<sup>2</sup>  
Terrace area: 398m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 7

#### General:

**A spacious, secluded plot creates an oasis of peace and privacy.**

A beautifully landscaped garden offers a refined mix of tropical plants and a sprawling lawn.

Extensive terraces are equipped with **cozy seating areas**.

A **pergola terrace provides a cozy barbecue area** and offers a pleasant, shaded spot to relax and enjoy the outdoors.

A private, built-in pool with loungers invites pure relaxation.

Views of the garden and partial mountain and sea views from the upper floor.

## **Description:**

**Detached villa with a luxurious, Mediterranean architectural style.**

Indoors, natural materials and neutral, soothing tones create a harmonious atmosphere that invites ultimate relaxation.

Finished with high-quality materials.

**Refined interior design with generous, open spaces and impressive double-height ceilings.**

**Floor-to-ceiling windows and glass doors** maximize natural light and create a seamless transition between indoors and outdoors.

Open-plan living area with a TV lounge by the fireplace.

The spacious kitchen is equipped with high-quality appliances and a marble island with a breakfast table.

Adjacent is a separate dining room.

**Six beautifully designed bedrooms and seven modern bathrooms.**

**A well-equipped fitness room** with an adjoining relaxation area with a TV lounge and bodega.

High-quality, large-format tiles.

Integrated garage for multiple cars.

Other features:

Air conditioning for cooling and heating.

Double glazing.

Modern fireplace.

Custom-built wardrobes.

Home automation system.

LED lighting.

Awnings.



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