



**Ready to move in, high-end designer villa with sea views for sale on Marbella's Golden Mile**

Marbella Area

🏠 House 📏 Plot 3559 m<sup>2</sup> 🏠 Built 825 m<sup>2</sup> 🏠 Terrace 467 m<sup>2</sup> 🛏 5 🚿 6 # Ref. 198500

🏠 14.995.000 €

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## Innovative luxury villa for sale in a privileged gated community in Marbella

### HIGHLIGHTS

- On Marbella's prestigious Golden Mile.
- Custom interior by Pedro Peña.
- Gym with spa, indoor and outdoor pools.
- Panoramic views.
- Peace and privacy.
- Furnished and move-in ready.

### THE LOCATION

Located in an **exclusive, secure community** at the foot of the iconic La Concha Mountain, just above Marbella's prestigious Golden Mile. Just a five- to ten-minute drive from the beach, the vibrant center of Marbella, and the luxurious port of Puerto Banús. All amenities, such as supermarkets, boutiques, restaurants, international schools, and golf courses, are a short drive away. The area is known for its serene atmosphere, optimal privacy, and breathtaking views of the sea and the surrounding nature.

### THE VILLA

#### In figures:

Plot: 3,559 m<sup>2</sup>  
Built area: 825 m<sup>2</sup>  
Terraces: 467 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 6  
Guest toilets: 2  
3 floors + solarium

#### General:

**Situated on a spacious, fully enclosed plot of over 3,500 m<sup>2</sup>.**

Lush vegetation, stately palm trees, and flowering plants create a tropical paradise that envelops the villa in natural beauty. **Infinity pool** surrounded by manicured lawns.

The expansive terraces invite you to enjoy the soft Mediterranean sun and fresh air all day long.  
The spacious roof terrace is equipped with an **outdoor kitchenette** and offers additional space for relaxation.  
**The view extends across the green valley towards the azure Mediterranean Sea.**

## **Description:**

### **Detached villa with modern architecture combined with an organic touch.**

The **open-plan layout and generous glass walls** create a sense of space and allow the interior to blend effortlessly with the outdoor area.  
Practical, custom-made open-plan kitchen, equipped with Miele appliances, a large cooking island, and an integrated breakfast bar.

Adjacent is a "dirty kitchen."

Integrated dining area.

### **A total of 5 bedrooms, 6 bathrooms, and 2 separate toilets.**

Formal **office space**.

On the lower floor, a meeting room with a cozy TV lounge and a personalized bar.

There is also a **heated indoor pool, a fully equipped gym, and a luxurious sauna.**

Fitted laundry room.

Utility room.

High-quality cream-colored tiled floors.

Integrated garage for 2 cars.

Additional parking on the property.

Other features:

### **Private elevator.**

Air conditioning for cooling and heating.

Modern fireplace. (More than one)

Double glazing.

Glass balustrades surrounding the terrace.

LED lighting inside and out.

Custom-made wardrobes.

Outdoor shower.



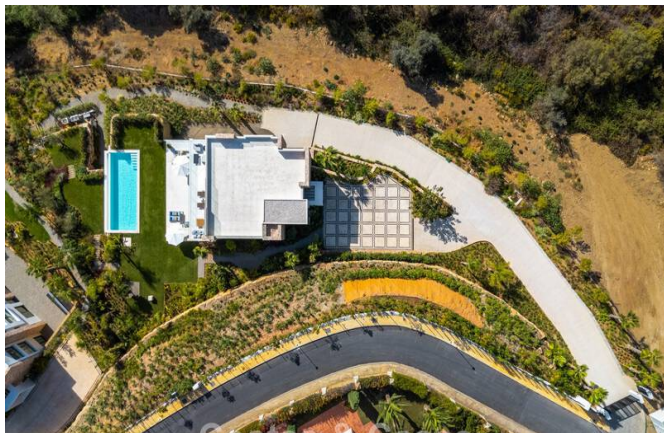
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