



**Move-in ready luxury villa with minimalist architecture for sale on the New Golden Mile between Marbella and Estepona**

Marbella Area

🏠 House 📏 Plot 808 m<sup>2</sup> 🏠 Built 656 m<sup>2</sup> 🏠 Terrace 235 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 199900

🏠 2.625.000 €

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## Modern 5-bedroom villa for sale between Marbella and Estepona

### HIGHLIGHTS

- Close to amenities, the beach and golf.
- Private garden with swimming pool.
- 5 bedrooms, 5+1 bathrooms.
- Multifunctional basement level.
- Contemporary furnished and move-in ready.

### THE LOCATION

Situated in a sought-after residential area, just a short distance from all daily amenities. The surroundings are known for their prime location near prestigious golf clubs and wide, natural beaches. You are also just a few minutes' drive from Puerto Banús and the charming centres of Marbella and Estepona.

### THE VILLA

#### In figures:

Plot: 808 m<sup>2</sup>  
Built area: 656 m<sup>2</sup>  
Terraces: 235 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Guest toilet  
3 floors

#### General:

**Located on a flat plot, enclosed by tall vegetation for privacy.**

An ideal villa for **seamless indoor-outdoor living**.

Manicured landscaped garden with lawn and an integrated private pool.

South-east facing.

Peaceful views of the pool and garden.

## Description:

**A sleekly designed villa with a contemporary and refreshing look.**

High-quality materials and finishes throughout.

Upon entering, you are welcomed into an open space where the entrance hall flows directly into the living area.

The **high ceilings** create an airy atmosphere, enhanced by abundant natural light from the **large sliding doors**.

Adjacent is a custom-made **German kitchen**, fully equipped with Neff appliances and an integrated dining table.

**4 bedrooms, each with its own en-suite bathroom.**

Separate guest toilet for added comfort.

The **multifunctional lower** level features a cosy TV lounge and bar.

High-quality tiled floors and natural wooden flooring.

Storage/laundry room.

Private parking for 2 cars.

Additional features:

Air conditioning

**Underfloor heating**

Modern open fireplace

Double glazing

**Electric blinds**

Built-in custom wardrobes

Glass balustrades

**Fully furnished in a contemporary style**



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