



## Contemporary luxury villa with panoramic mountain and sea views for sale in the hills of East Marbella

Marbella Area

🏠 House 📏 Plot 1529 m<sup>2</sup> 🏠 Built 437 m<sup>2</sup> 🏠 Terrace 174 m<sup>2</sup> 🛏 6 📶 6 # Ref. 201222

🏠 3.950.000 €

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## Exceptional luxury villa with breathtaking sea views for sale in East Marbella

### HIGHLIGHTS

- Located within a prestigious residential community.
- Panoramic views of the sea, mountains and surrounding nature.
- 6 bedrooms, 6 bathrooms.
- Multifunctional living spaces.
- Move-in ready.

### LOCATION

Situated in an **exclusive, peaceful and green residential area with 24-hour security**, surrounded by protected natural landscapes, ancient oak trees and pine forests.

Despite offering complete tranquillity and privacy, the villa is located just approximately 5 km from Elviria, where a wide range of shops, supermarkets, restaurants and beach clubs can be found.

The surrounding area offers an exceptional combination of nature, space and comfort, including a tennis club, golf facilities and two international schools nearby.

The beautiful sandy beaches of East Marbella, known as the finest in the region, are just a 10-minute drive away.

Marbella town centre can be reached within 20 minutes.

### THE VILLA

#### In figures:

Plot size: 1,529 m<sup>2</sup>

Built area: 437 m<sup>2</sup>

Covered terraces: 174 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 6

3 levels

#### General:

Elevated, fully fenced and spacious plot.

Well-maintained exterior with native plants.

A combination of **open and covered terraces** offering ample space for comfortable lounging.

**Generous infinity swimming pool** with adjacent sun terrace.

**Breathtaking panoramic views** stretching across rolling hills, an impressive mountain landscape and the Mediterranean Sea.

## **Description:**

**Modern-designed villa arranged over three levels.**

Built using high-quality materials and contemporary architecture.

**Large panoramic windows** allow abundant natural light, creating a constant sense of openness and space.

**The interior is modern and inviting**, featuring stylish accents, natural textures and a strong focus on light and spaciousness.

An **open-plan living area** combines an elegant lounge with a dining area.

The bespoke kitchen is fitted with floor-to-ceiling cabinetry, Gaggenau appliances and a breakfast bar, with an adjoining dining space.

**6 bedrooms and 6 bathrooms.**

One bedroom on the basement level is currently used as a home office.

The **basement** further offers a spacious TV and lounge area, a fully equipped gym and a sauna.

This level provides access to a covered terrace that flows seamlessly into the pool area.

Fully equipped laundry room.

Additional features

Air conditioning

**Underfloor heating**

Double glazing

Glass balustrades around the terraces

Electric shutters

LED lighting

Built-in wardrobes

Alarm system



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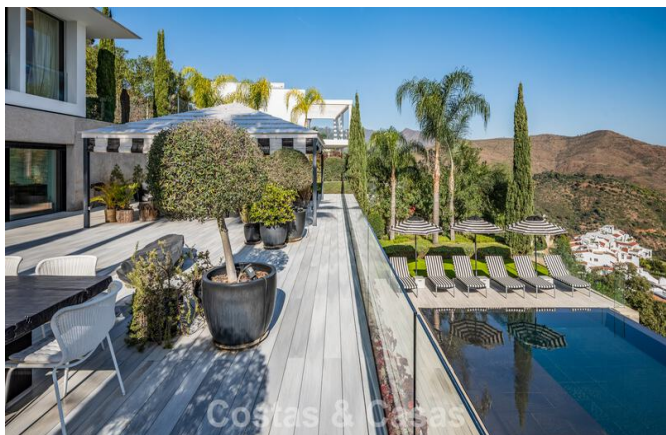
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