



**Moderne luxury villa with contemporary architecture and panoramic views for sale in the Hills of Marbella East**

Marbella Area

🏠 House 📏 Plot 2990 m<sup>2</sup> 🏠 Built 587 m<sup>2</sup> 🏠 Terrace 102 m<sup>2</sup> 🛏 4 🗺 4 # Ref. 210700

🏠 3.650.000 €

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## Impressive contemporary luxury villa with panoramic views for Sale in East Marbella

### HIGHLIGHTS

- Located in a peaceful, green residential community.
- Panoramic open views.
- Multifunctional lower level.
- Large garden with heated swimming pool.
- Ready to move into.

### LOCATION

This villa is situated within an exclusive, gated residential enclave with 24-hour security, surrounded by unspoilt nature, ancient cork oak trees and fragrant pine forests. The area is distinguished by its unique combination of natural beauty, space and premium amenities. A tennis club, several golf courses and two international schools are all located nearby. Despite its tranquil setting and exceptional privacy, the commercial centre of Elviria is only approximately 5 kilometres away, offering a wide selection of shops, supermarkets and restaurants.

The extensive sandy beaches of East Marbella, widely regarded as some of the finest on the Costa del Sol, can be reached within just ten minutes by car. The vibrant centre of Marbella is also conveniently close, approximately twenty minutes away.

### THE VILLA

#### In figures:

Plot: 2,990 m<sup>2</sup>  
Built area: 587 m<sup>2</sup>  
Terraces: 102 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest cloakroom

#### General:

**Large private plot of almost 3,000 m<sup>2</sup>, ensuring complete privacy and tranquillity whilst blending seamlessly into the surrounding natural landscape.** Beautifully landscaped, low-maintenance gardens flowing effortlessly into spacious open and covered terraces, **including a spectacular rooftop terrace with barbecue facilities.** Large **heated infinity swimming pool** with adjoining sun terrace.

East-facing orientation.

**Expansive panoramic views across the surrounding mountains, with partial sea views from the rooftop terrace.**

## **Description:**

**This exclusive newly built villa combines contemporary design with an exceptional level of luxury and comfort.**

The property is arranged over several floors, all conveniently connected by a **high-quality private lift**.

Only the finest construction materials, luxury finishes and innovative technologies have been used throughout.

**The interior has been designed in a refined contemporary style**, characterised by abundant natural light, clean architectural lines and a harmonious open-plan layout.

Floor-to-ceiling sliding glass doors can be **fully recessed into the walls, creating a seamless transition between indoor and outdoor living spaces.**

The spectacular main living area features a dramatic **double-height ceiling**, enhancing the sense of space and allowing natural light to flood the interior.

The generous open-plan lounge flows directly into the dining area and the expansive outdoor terrace.

A state-of-the-art designer kitchen is fully fitted with premium integrated appliances and an elegant central island.

The villa offers **four luxurious bedrooms**, including an impressive principal suite with a walk-in wardrobe, a separate dressing room and direct access to a private terrace.

Exclusive high-quality contemporary flooring has been installed throughout the property.

The impressive lower level has been transformed into a multifunctional leisure and entertainment area. Here you will find luxury amenities including a **state-of-the-art golf simulator, a professional home cinema and a stylish designer bar.**

This level also includes a practical utility room and additional storage space.

Excellent parking facilities are provided by an integrated underground garage and a spacious driveway with room for several vehicles.

Additional features:

**Private lift**

Air conditioning with heating and cooling functions

**Underfloor heating throughout**

Fireplace

Fitted wardrobes

Double glazing

Glass balustrades

Alarm system

Sun blinds / solar shading system



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