



## Detached Villa for sale in Marbella, Marbella

**1.950.000 €**

Referenz: R4989070    Schlafzimmer: 3    Badezimmer: 6    Grundstücksgröße: 348m<sup>2</sup>    Garten: 365m<sup>2</sup>





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## Costa del Sol, Marbella

### EXCLUSIVE LUXURY VILLA IN MARBELLA

Discover this newly built villa with modern design, stunning sea views, and a prime location in Valdeolletas, Marbella. Villa 6 offers an exclusive lifestyle with top-quality materials, state-of-the-art technology, and spacious, light-filled interiors.

LOCATION: Marbella

BUILT AREA: 261 m<sup>2</sup>

PLOT SIZE: 347.66 m<sup>2</sup>

PRICE: 1.950.000 + VAT

### PROPERTY LAYOUT

Ground floor: Spacious open-plan living-dining area with kitchen, guest toilet, and direct access to the garden and pool.

First floor: Three large bedrooms, each with its own bathroom and private terrace.

Top floor: Large solarium with pergola and toilet, perfect for relaxation and enjoying the views.

Basement: 100 m<sup>2</sup> of multifunctional spaces with natural light (gym, games room, library, etc.), plus a full bathroom.

Elevator on all floors.

Underground garage with private parking space.

### FEATURES

Aerothermal heating and cooling system with underfloor heating.

Luxury materials: PORCELANOSA finishes, oak parquet flooring, and aluminum carpentry with double glazing.

High energy efficiency and smart home automation system.

Designer kitchen equipped with Siemens appliances.

Large glass windows maximizing natural light and enhancing the sense of space.

TWO MULTIPURPOSE ROOMS (gym, playroom, library, etc.): ~100 m<sup>2</sup>

ELEVATOR ON ALL FLOORS

SHARED UNDERGROUND GARAGE with individual parking spaces

Unbeatable location, just 5 minutes from Marbella city center and the beach.

Close to exclusive golf courses, international schools, and shopping centers.

**DON'T MISS THIS OPPORTUNITY!** Contact us for more information or to schedule a visit.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Solarium  
W-lan  
Fitnessstudio  
Spielzimmer  
Versorgungsraum  
Whirlpool  
Grill  
Glasfaser  
Zugang für Menschen mit reduzierter

### Orientierung

Süden

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Zentralheizung  
U/f Heizung

### Ansichten

Meer  
Berg  
Panorama  
Pool  
Wald

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
Stadt

### Zustand

Exzellent

### Pool

Erhitzt  
Privater Pool

### Möbel

Teil eingerichtet

### Küche

Voll ausgestattet

### Garten

Privater Garten

### Sicherheit

24 -Stunden -Sicherheit

### Parken

Unterirdisch  
Garage

### Versorgungsunternehmen

Photovoltaik -Sonnenkollektoren

### Kategorie

Investition  
Luxus

### Energiebewertung

A

### CO2 -Emissionsbewertung

A