

**Sales - House - Marbella**  
**4.200.000€**



**Ref.-ID: MIBGR4332157**

**Marbella**

**House**

**IBI: 900 EUR / year**



**4**



**5**



**730 m2**



**885 m2**

Modern luxury villa with exceptional qualities, located in a gated community composed of only 15 villas. The community has 24-hour security guards and concierge services, and is located in a green oasis on the edge of the famous Golden Mile, a few meters from the beach and a few minutes walk from the old town. The villa is built on a plot of 885sqm and has a total living area of 730sqm. It has a large terrace of 225m2 and offers 4 bedrooms and 5 bathrooms. Inside, there is a spacious living room, an American kitchen equipped with furniture and appliances of the highest quality. In addition, the villa has a private elevator that connects each level of the property, a cinema, sauna and hammam, and underfloor heating. On the roof, there is a solarium that offers beautiful sea views. The villa also includes a private garage for 2 cars and 2 additional parking spaces. Both the garden and the pool of the villa are centrally maintained by the community, which provides a carefree lifestyle. The construction of the villa is completed, which means it is ready to be inhabited and enjoyed by its owners.

- Setting**
- ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Gym
  - ✓ Sauna
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Barbeque
  - ✓ Double Glazing

- Category**
- ✓ Luxury

- Orientation**
- ✓ South East

- Furniture**
- ✓ Optional

- Condition**
- ✓ Excellent
  - ✓ New Construction

- Kitchen**
- ✓ Partially Fitted
  - ✓ Kitchen-Lounge

- Pool**
- ✓ Private
  - ✓ Heated

- Garden**
- ✓ Private

- Climate Control**
- ✓ Air Conditioning
  - ✓ Central Heating
  - ✓ Fireplace
  - ✓ U/F Heating

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ Alarm System
  - ✓ 24 Hour Security

- Views**
- ✓ Sea

- Parking**
- ✓ More Than One
  - ✓ Private