

**Sales - House - Marbella**  
**1.995.000€**

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**Ref.-ID: MIBGR4599871**

**Marbella**

**House**



**4**



**5**



**380 m2**



**113 m2**

MAGNIFICENT VILLA IN EL Higueral in Marbella center. Delivery scheduled for December 2024. New photos with the progress of construction available! The ground and first floors were built at the beginning of April showing a beautiful sea view. The construction of the solarium and pool is scheduled for the end of April 2024. If you want to be next to the center of Marbella but in a quiet area, this villa is what you are looking for! The villa enjoys SPECTACULAR SEA VIEWS AND MOUNTAINS, being able to see the sunrises and sunsets from any corner of the villa and that from the ground floor. With impressive panoramic views of the sea and La Concha, the villa built by a Belgian company and with high quality materials offers a unique construction where security and luxury make this property one of the best properties in the area offering light and panoramic views. With an open design, this 320m2 villa offers comfortable living with the installation of underfloor heating in the living room, bedrooms and bathrooms and is distributed as follows: The ground floor is divided into an entrance hall, 1 bedroom, a full bathroom, a large open-plan living room with a fully equipped American kitchen with Nolte brand and Atag appliances with ceramic hob and built-in extractor hood, oven, microwave, American refrigerator and independent wine cellar, illuminated by full-height windows with direct access to the sunny terrace thanks to its south orientation, the covered entrance porch and the 8.6m\*4m infinity pool where you can enjoy sea views. On the first floor you will find 3 bedrooms, 1 en suite and 2 independent bathrooms. The master bedroom and the second bedroom have access to the south-facing terrace where you can enjoy the panoramic sea view. From that floor you can access the 85m2 solarium where you will find the chill out area and outdoor kitchen with barbecue. The basement offers a garage for 2 vehicles, laundry, a full bathroom, storage room, a multipurpose room and the facilities room. The access ramp to the garage also allows parking for 2 additional cars. Some highlights of this notable property are: - Located in a well-established and quiet residential area that combines proximity to all types of services, the Old Town, the city center, the beach and the La Cañada shopping center. - Old town 2 km - Beach 3 km - Mercadona 1 km - Bus station 1.2 km Here you will find the perfect setting for a quiet and luxurious lifestyle just a stone's throw from everything and with views and orientation to envy.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Suburban</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li><li>✓ South West</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ New Construction</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li><li>✓ Heated</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ U/F Heating</li><li>✓ U/F/H Bathrooms</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ Satellite TV</li><li>✓ WiFi</li><li>✓ Games Room</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Double Glazing</li><li>✓ Domotics</li><li>✓ Basement</li><li>✓ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li><li>✓ Landscaped</li><li>✓ Easy Maintenance</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li><li>✓ Entry Phone</li><li>✓ Alarm System</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Photovoltaic solar panels</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>				