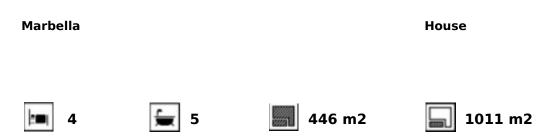
Sales - House - Marbella 2.300.000€



Wonderful villa located in Elviria-Marbella, privileged location, luxurious promotion, located in Santa María Golf complex that has a select Country Club, in addition to being surrounded by the main golf courses on the Costa del Sol The villa has been meticulously designed in a modern style and contemporary, in high quality Porcelanosa, but at the same time with a functional distribution, which allows you to enjoy a comfortable and pleasant villa, where you can enjoy views of the Mediterranean Sea and the golf course. Unbeatable area surrounded by primary services, just 10 minutes by car from the center of Marbella, 15 minutes from Puerto Banús and 5 minutes from the best beaches on the Costa del Sol. House with 4 bedrooms, 4 en-suite bathrooms and a toilet, connected to all floors by elevator. On the ground floor we have a bedroom with an en-suite bathroom, a spacious living-dining room with an open kitchen and access to a magnificent terrace that is next to a beautiful 12x3m2 saltwater pool. The upper floor has 3 bedrooms, a dressing room and 3 ensuite bathrooms and the upper floor offers a solarium with a chill-out area to enjoy the magnificent sea views. Basement floor with garage for 2 or more cars and extra room for possible gym or cinema. Other extras: elevator, underfloor heating, solar panels, Porcelanosa tiles. Swimming pool, Fully equipped kitchen, Central heating, Golf view, Underfloor heating (bathrooms only), Wooden floors, Porcelain floors, Fitted wardrobes, Elevator, Garden view, Guest toilet, Panoramic view.

Setting

- Beachside
- Close To Golf
- ✔ Close To Port
- 🖌 Close To Sea
- -Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- 💙 Close To Marina
- ✔ Urbanisation

Climate Control

- 💙 Air Conditioning 🖌 Hot A/C 🗸 Cold A/C
- Central Heating V/F Heating

Kitchen

🔨 Fully Fitted

Utilities Electricity 💙 Drinkable Water

North ~ North East ~ East South East -South ✔ South West 🗸 West \star North West

Orientation

Views

- 🗸 Sea ✔ Mountain 🗸 Golf \star Garden
- Pool
- Garden 💙 Private
- Category 🖌 Golf Holiday Homes Investment 🗸 Luxurv

Condition New Construction

Features

🗸 Lift

Covered Terrace

Fitted Wardrobes

\star Private Terrace

🖌 Utility Room 💙 Ensuite Bathroom Double Glazing

Pool 🗸 Private

Domotics Security 💙 Entry Phone ✔ 24 Hour Security Furniture Not Furnished

Parking 💙 Underground 🗸 Garage Covered 🗸 Private







PLANTA NIVEL -1 / FLOOR LEVEL - 1

| D1. Garaje / Parking | 42,30 | m2 | |
|--------------------------------|-------|----|--|
| 02. Instalaciones / Facilities | 19,75 | m2 | |
| 03. Distribuidor / Hallway | 45,85 | m2 | |
| 04. Escaleras / Stairs | 6,90 | m2 | |
| | | | |

PLANTA BAJA / GROUND FLOOR

| 01. Vestibulo de Acceso / Lobby |
|---|
| 02. Escaleras / Stairs |
| 03. Cocina + Comedor / Kitchen + Dining |
| 04. Sala de Estar / Living Room |
| 05. Lavadero / Laundry |
| 06. Baño 1 / Bathroom 1 |
| 07. Dormitorio 1 / Bedroom 1 |
| 08. Baño 2 / Bathroom 2 |
| T1. Terrace / Terrace |
| T2. Terrace / Terrace |
| T3. Terrace / Terrace Solarium |

| 16,10 | m2 |
|-------|-----------|
| 7,30 | m2 |
| 44,05 | m2 |
| 26,90 | m2 |
| 10,70 | m2 |
| 3,15 | m2 |
| 19,60 | m2 |
| 5,65 | m2 |
| 50,70 | m2 |
| 17,00 | m2 |
| 66.40 | m2 |

| PLANTA | PRIMERA | FIRST | FLOO |
|--------|---------|-------|------|

| 01. Distribuidor / Hallway | 19,90 | m2 | |
|--------------------------------------|-------|------------|--|
| 02. Escaleras / Stairs | 8,25 | m2 | |
| 03. Vestidor / Dressing Romm | 8,00 | m2 | |
| 04. Dormitorio Ppal / Master Bedroom | 18,95 | m 2 | |
| 05. Baño 1 / Bathroom 1 | 7,80 | m2 | |
| 06. Dormitorio 2 / Bedroom 2 | 13,70 | m2 | |
| 07. Baño 2 / Bathroom 2 | 6,90 | m2 | |
| 06. Dormitorio 3 / Bedroom 3 | 13,70 | m2 | |
| 09. Baño 3 / Bathroom 3 | 6,75 | m2 | |
| T1, Terraza / Terrace | 20,60 | m2 | |



PAVIMENTO FORMATO 100 X 100



CALIZA NATURE CALIZA NATURE C-3



PORCELANOSA PARTNERS





