## Sales - House - Marbella

# 4.600.000€

**Marbella** **House**

 **5**  **5**  **727 m2**  **1071 m2**

Stylish & Chic Villa in top location, Marbella’s Golden Mile Located in a prestigious residential enclave, on Marbella’s Golden Mile, this south-facing villa enjoys an exceptional setting close to Marbella’s finest restaurants, beach clubs, boutiques and amenities. Puerto Banús and Marbella town centre are within easy reach, while Málaga Airport is approximately 45–50 minutes away by car. Presented in excellent, like new condition, this impressive villa combines contemporary design, generous proportions and state-of-the-art technology to create a home that is as comfortable as it is sophisticated. Designed to maximise natural light, the property features floor-to-ceiling windows, bright open-plan living spaces and an elegant feature staircase that creates a striking focal point. The south-facing orientation enhances the sense of light throughout the day, while the seamless connection between the interior and exterior spaces makes the villa particularly well suited to Mediterranean living and entertaining. The modern, fully fitted kitchen is integrated into the main living area, creating a natural gathering space for family and guests. Throughout the house, high-quality finishes and carefully considered details complement the clean contemporary design. The villa offers four bedrooms, together with an additional smaller room that could serve as a home office, study or occasional bedroom. The accommodation is complemented by a range of lifestyle and leisure facilities, including a private gym, sauna and a dedicated cinema room with its own bar — creating the perfect setting for relaxation and entertaining at home. Outside, the property offers generous spaces for enjoying the Mediterranean climate, with an outdoor kitchen and barbecue area, an exterior television and plenty of room for dining, socialising and relaxing with family and friends. A hot tub adds another touch of indulgence. The villa is equipped with an impressive range of modern comforts and technology, including underfloor heating, solar panels for hot water, a lift connecting the different levels, and a dedicated laundry room. Smart-home features include KNX home automation, electric blinds, a Sonos sound system and ceiling speakers throughout. CCTV and a monitored alarm system provide additional security. A substantial garage offers parking for three to four vehicles, adding further practicality to this exceptional home. Combining a prestigious Golden Mile address with contemporary architecture, advanced technology and outstanding spaces for both everyday living and entertaining, this is an attractive opportunity to enjoy a refined Marbella lifestyle in one of the area's most sought-after residential neighbourhoods.

**Setting**
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools

**Orientation**
- South Facing

**Condition**
- Excellent Condition

**Pool**
- Private Pool

**Climate Control**
- Air Conditioning

**Views**
- Mountain Views
- Garden Views
- Pool Views

**Features**
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Sauna
- Games Room
- Storage Room
- Utility Room
- Ensuite Bathroom
- Double Glazing
- Basement

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Private Garden

**Security**
- Alarm System

**Parking**
- Garage

**Utilities**
- Solar water heating

**Category**
- Luxury
- Resale
- Contemporary













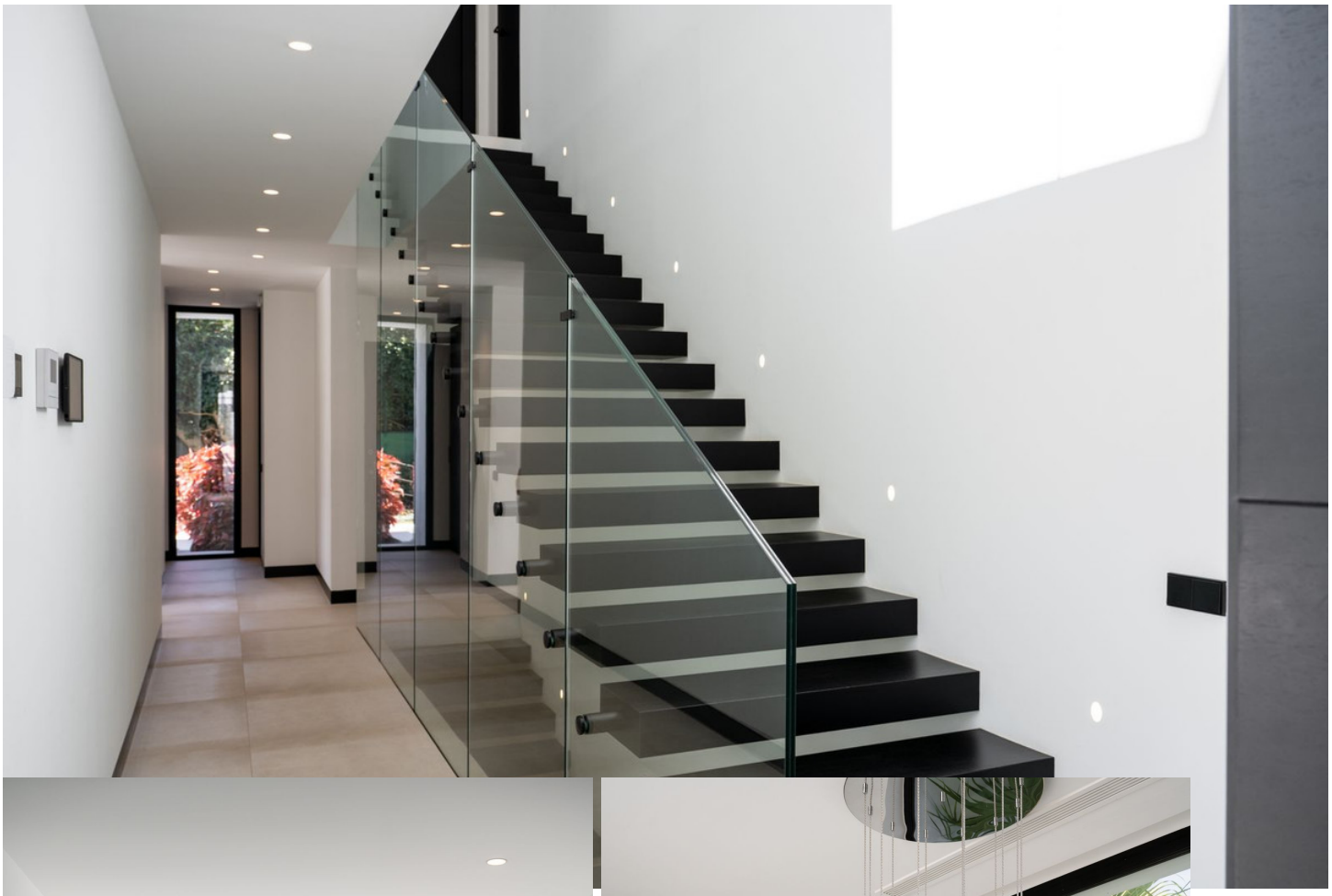

































































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