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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

Orientation
✔ South East

Condition
✔ Excellent
✔ New Construction

Pool
✔ Private
✔ Heated

Climate Control
✔ Air Conditioning
✔ Central Heating
✔ Fireplace
✔ U/F Heating

Views
✔ Sea

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

Furniture
✔ Optional

Kitchen
✔ Partially Fitted
✔ Kitchen-Lounge

Garden
✔ Private

Security
✔ Gated Complex
✔ Entry Phone
✔ Alarm System
✔ 24 Hour Security
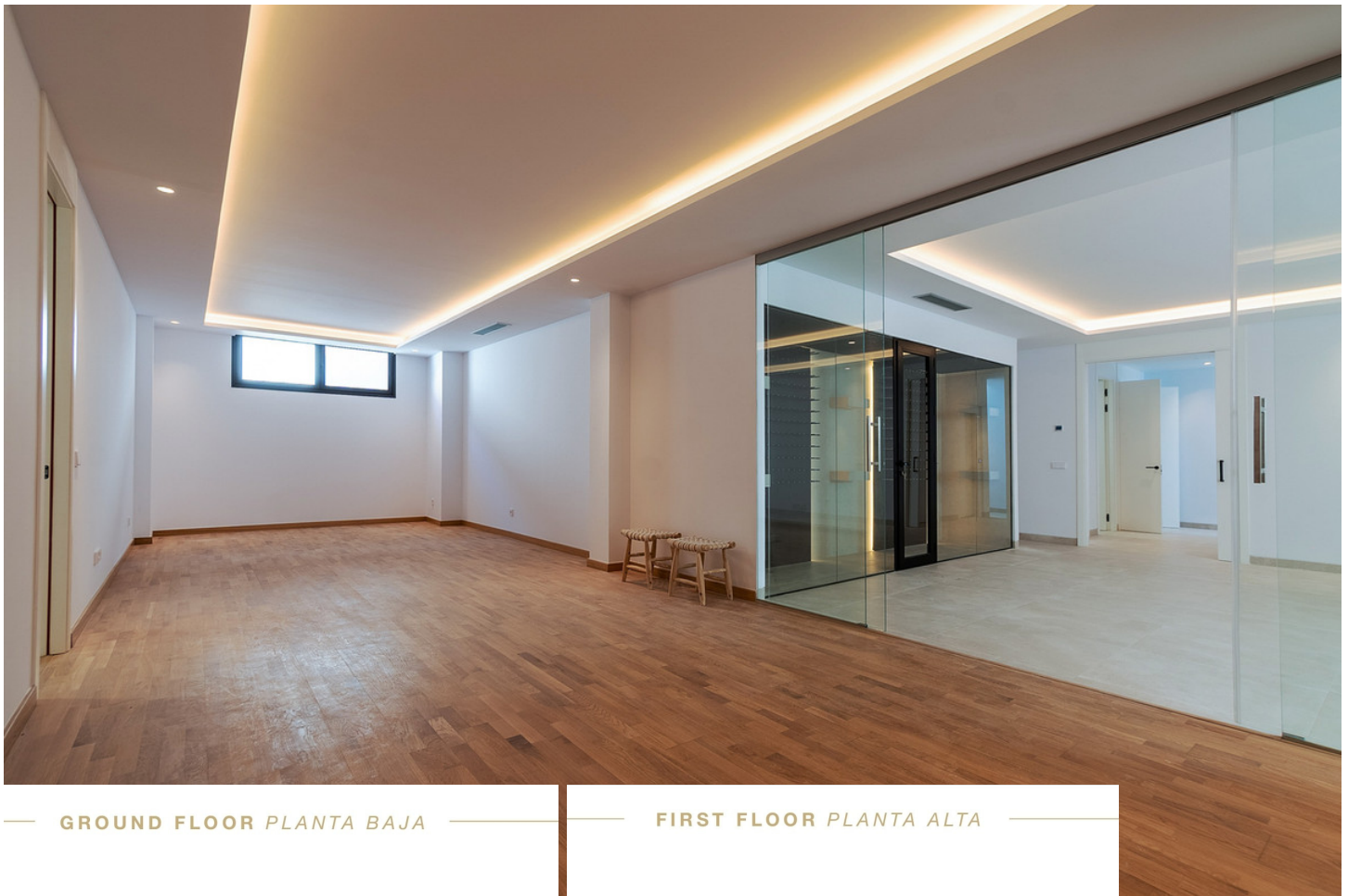
Parking
✔ More Than One
✔ Private

Category
✔ Luxury

GROUND FLOOR *PLANTA BAJA*

FIRST FLOOR *PLANTA ALTA*

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Ground Floor Plan Labels

PORCHE ACCESO 5.70m²
ASEO 2.40m²
VESTIBULO 6.72m²
ASC. 2.03m²
DORMITORIO III 16.92m²
VESTIDOR
TERRAZA 7.86m²
BAÑO III 4.73m²
ESCALERA 8.83m²
COCINA/COMEDOR 35.53m²
SALON 39.31m²
PERGOLA/TERRAZA CUBIERTA 33.93m²
TERRAZA CUBIERTA 14.54m²
TERRAZA 35.29m²
TERRAZA 34.07m²

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First Floor Plan Labels

DORMITORIO I 17.68m²
TERRAZA 4.30m²
VESTIDOR
BAÑO I 4.73m²
ASC. 2.03m²
BAÑO II 6.09m²
DISTRIBUIDOR 7.74m²
ESC. EXTERIOR 5.56m²
VESTIDOR
VESTIDOR
DORMITORIO I 19.86m²
DORMITORIO PRINCIPAL 31.95m²
BAÑO PRINCIPAL 9.76m²
TERRAZA CUBIERTA 6.75m²
TERRAZA CUBIERTA 14.08m²

ASC.
2.03m²

DISTRIBUIDOR
2.17m²

CHILL-OUT
36.94m²

JARDIN/PISCINA
20.29m²

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SALA MAQUINAS
10.80m²

DISTRIBUIDOR
8.08m²

ASC.
2.03m²

LAVANDERIA
10.00m²

TRASTERO
3.60m²

SALA MULTIUSOS
44.17m²

SALA DE CINE
29.07m²

ASEO
1.78m²

SAUNA
3.63m²

GYM
41.88m²

SPA
6.60m²

DUCHA
1.60m²

GARAJE
34.26m²

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