



**Sales - House - Marbella**  
**1.950.000€**

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3



6

365 m<sup>2</sup>348 m<sup>2</sup>

**EXCLUSIVE LUXURY VILLA IN MARBELLA** Discover this newly built villa with modern design, stunning sea views, and a prime location in Valdeolletas, Marbella. Villa 6 offers an exclusive lifestyle with top-quality materials, state-of-the-art technology, and spacious, light-filled interiors. **LOCATION:** Marbella **BUILT AREA:** 261 m<sup>2</sup> **PLOT SIZE:** 347.66 m<sup>2</sup> **PRICE:** 1.950.000 + VAT **PROPERTY LAYOUT** Ground floor: Spacious open-plan living-dining area with kitchen, guest toilet, and direct access to the garden and pool. First floor: Three large bedrooms, each with its own bathroom and private terrace. Top floor: Large solarium with pergola and toilet, perfect for relaxation and enjoying the views. Basement: 100 m<sup>2</sup> of multifunctional spaces with natural light (gym, games room, library, etc.), plus a full bathroom. Elevator on all floors. **Underground garage** with private parking space. **FEATURES** Aerothermal heating and cooling system with underfloor heating. Luxury materials: PORCELANOSA finishes, oak parquet flooring, and aluminum carpentry with double glazing. High energy efficiency and smart home automation system. Designer kitchen equipped with Siemens appliances. Large glass windows maximizing natural light and enhancing the sense of space. **TWO MULTIPURPOSE ROOMS** (gym, playroom, library, etc.): ~100 m<sup>2</sup> **ELEVATOR ON ALL FLOORS** **SHARED UNDERGROUND GARAGE** with individual parking spaces **Unbeatable location**, just 5 minutes from Marbella city center and the beach. Close to exclusive golf courses, international schools, and shopping centers. **DON'T MISS THIS OPPORTUNITY!** Contact us for more information or to schedule a visit.

**Setting**

- Town
- Close To Golf
- Close To Sea
- Urbanisation

**Orientation**

- South

**Condition**

- Excellent

**Pool**

- Private
- Heated

**Climate Control**

- Air Conditioning
- Hot A/C
- Cold A/C
- Central Heating
- U/F Heating

**Views**

- Sea
- Mountain
- Panoramic
- Pool
- Forest

**Features**

- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Solarium
- Satellite TV
- WiFi
- Gym
- Games Room
- Storage Room
- Utility Room
- Ensuite Bathroom
- Access for people with reduced mobility
- Marble Flooring
- Jacuzzi
- Barbeque
- Double Glazing
- Fiber Optic

**Furniture**

- Part Furnished

**Kitchen**

- Fully Fitted

**Garden**

- Private

**Security**

- 24 Hour Security

**Parking**

- Underground
- Garage

**Utilities**

- Photovoltaic solar panels

**Category**

- Investment
- Luxury























