

Ref.-ID: MIBGR5337538

Marbella

Дом



6



7.5



640 m2



1517 m2

Set in the elevated natural surroundings of La Mairena, which is set minutes from Elviria, East Marbella, this exceptional contemporary villa combines panoramic Mediterranean views with a rare level of convenience — just a short walk to the German International School, minutes from Marbella's leading international schools, and only 10 minutes from the beaches, golf courses and beach clubs of Elviria. Recently rebuilt under the supervision of the award-winning design and construction studio Roomzly, the villa offers approximately 640 m<sup>2</sup> of refined living space designed around light, openness and modern family living. Floor-to-ceiling windows frame sweeping sea and mountain views, while expansive interior and exterior areas create a seamless connection between architecture and nature. At its heart, a bright open-plan living area combines lounge, dining space and a custom-designed kitchen equipped with Gaggenau appliances, ideal for both daily living and entertaining. The property features six spacious bedrooms, all with en-suite bathrooms, ensuring comfort and privacy. The master suite stands out as a private retreat, complete with a walk-in wardrobe and a spa-inspired bathroom including sauna, steam room and hydrotherapy bathtub. This villa offers a rare blend of design, lifestyle and practicality in one of Marbella East's most sought-after locations. Strategically Positioned for Family Living & Marbella Lifestyle One of the key advantages of this property is its unique combination of privacy and accessibility — offering a peaceful natural setting while remaining close to Marbella's most important lifestyle and family infrastructure.

- Walking distance to the German International School
- 10 minutes to the beaches, beach clubs and golf courses of Elviria
- 15 minutes to Marbella centre
- 20 minutes to Puente Romano and Puerto Banús
- 15 minutes to La Cañada shopping centre
- 30 minutes to Málaga International Airport

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Близко к школам

#### бассейн

- ✓ Приватный

#### Климат-контроль

- ✓ Кондиционер
- ✓ Центральное отопление

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Панорамный

#### Особенности

- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Детский сад

#### Кухня

- ✓ Полностью оборудованная

#### Сад

- ✓ Приватный

#### меры безопасности

- ✓ Электрические жалюзи

#### Парковка

- ✓ Гараж
- ✓ С навесом





















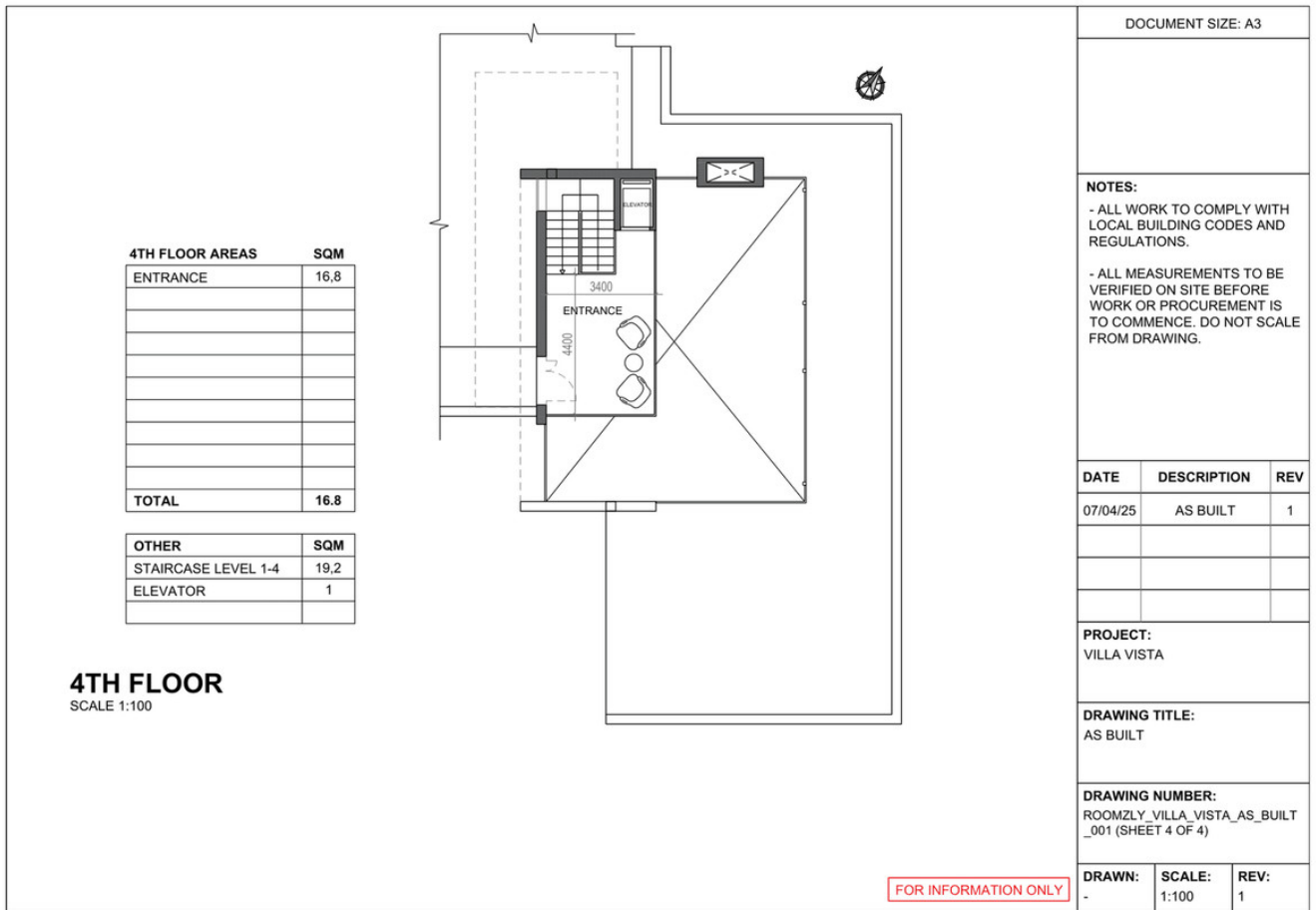










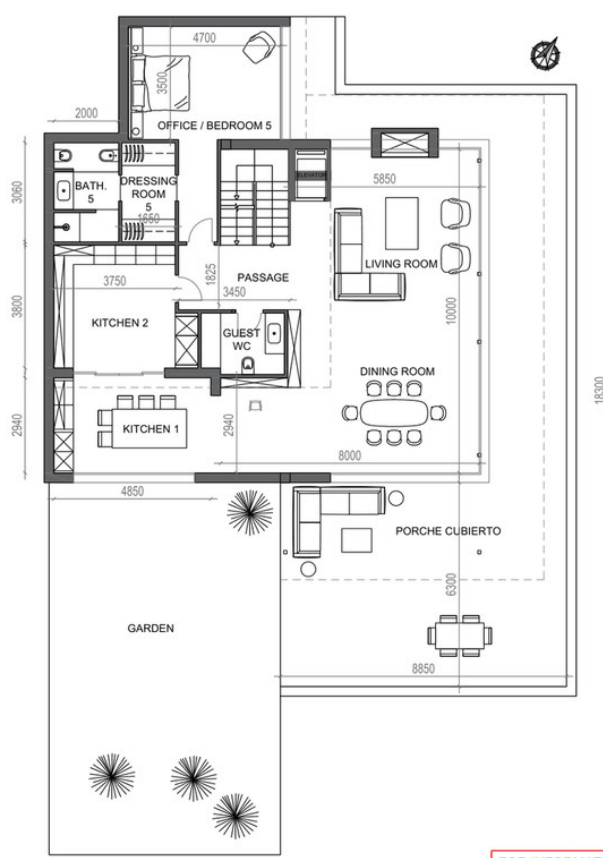


3RD FLOOR AREAS	SQM
PASSAGE, LIVING ROOM & DINING ROOM	69,8
KITCHEN 1	15,8
KITCHEN 2	15
OFFICE / BEDROOM 5	20,3
DRESSING ROOM 5	5,1
BATHROOM 5	5,9
GUEST WC	4,8
PORCHE CUBIERTO	95,7
<b>TOTAL</b>	<b>232,4</b>

OTHER	SQM
GARDEN	82,2

### 3RD FLOOR

SCALE 1:100



FOR INFORMATION ONLY

**NOTES:**  
 - ALL WORK TO COMPLY WITH LOCAL BUILDING CODES AND REGULATIONS.  
 - ALL MEASUREMENTS TO BE VERIFIED ON SITE BEFORE WORK OR PROCUREMENT IS TO COMMENCE. DO NOT SCALE FROM DRAWING.

DATE	DESCRIPTION	REV
07/04/25	AS BUILT	1

**PROJECT:**  
VILLA VISTA

**DRAWING TITLE:**  
AS BUILT

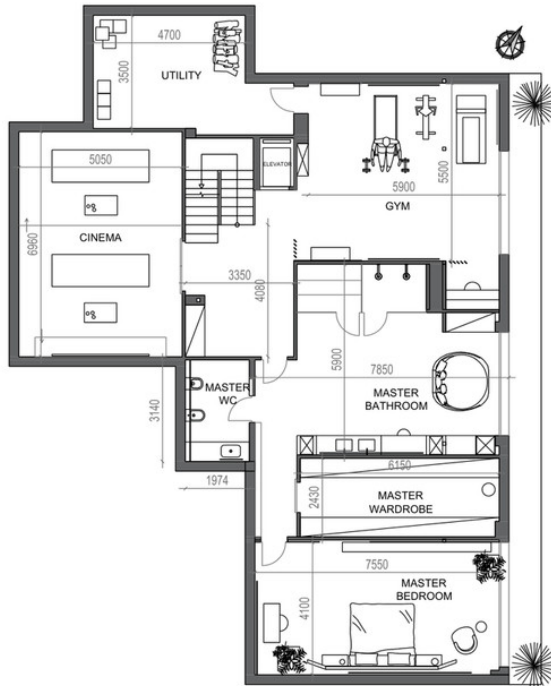
**DRAWING NUMBER:**  
ROOMZLY\_VILLA\_VISTA\_AS\_BUILT\_001 (SHEET 3 OF 4)

DRAWN:	SCALE:	REV:
-	1:100	1

1ST FLOOR AREAS	SQM
MASTER BEDROOM	31,4
MASTER WARDROBE	14,9
MASTER BATHROOM	40,6
MASTER WC	6,2
GYM	51,3
CINEMA	35,1
UTILITY	19,1
<b>TOTAL</b>	<b>198,6</b>

### 1ST FLOOR

SCALE 1:100



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DOCUMENT SIZE: A3

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VILLA VISTA

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AS BUILT

**DRAWING NUMBER:**  
ROOMZLY\_VILLA\_VISTA\_AS\_BUILT\_001 (SHEET 1 OF 4)

DRAWN:	SCALE:	REV:
-	1:100	1

**2ND FLOOR AREAS**

2ND FLOOR AREAS	SQM
DRESSING ROOM 0	6,4
BEDROOM 1	33,4
DRESSING ROOM 1	6,8
BATHROOM 1	10,4
BEDROOM 2	17,2
DRESSING ROOM 2	5,3
BATHROOM 2	6,8
BEDROOM 3	17,2
DRESSING ROOM 3	5,3
BATHROOM 3	6,8
LAUNDRY	21,1
PASSAGE	21,3
BEDROOM 4	19,6
BATHROOM 4	5,9
TERRACE	30,9
<b>TOTAL</b>	<b>214,4</b>

**2ND FLOOR**

SCALE 1:100

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**DRAWING TITLE:**  
AS BUILT

**DRAWING NUMBER:**  
ROOMZLY\_VILLA\_VISTA\_AS\_BUILT\_001 (SHEET 2 OF 4)

**DRAWN:** - **SCALE:** 1:100 **REV:** 1

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