



# Villa for sale in Marbella, Marbella

3,975,000 €

Reference: R4806370 Bedrooms: 5 Bathrooms: 4 Plot Size: 1,050m<sup>2</sup> Build Size: 813m<sup>2</sup> Terrace: 496m<sup>2</sup>





## Costa del Sol, Marbella

This charming house is located within walking distance to the town, promenade and private British International School. Situated on an elevated position facing south, it benefits from sea and mountain views as well as sunlight throughout the day.

The property is situated just minutes away from Marbella Old Centre and glamorous Puerto Banús (5 min). All kinds of amenities are at hand: beaches and beach clubs, iconic luxury hotels, night clubs, golf courses, tennis clubs, restaurants and bars, etc.

### Main level

On the main level the spacious living room is separated into sitting and dining area. There is also an open plan, fully equipped stylish kitchen, a bedroom with en-suite bathroom and a guest toilet. The outdoor area has the swimming pool, a barbecue area and kitchen. The upper-level features master bedroom with en-suite bathroom and direct access to a terrace with sea views. There are also two bedrooms sharing a bathroom, both open onto the terrace as well.

### Basement area

The basement area hosts a Finnish sauna, gym, spacious bedroom, store room, cinema room, guest toilet, TV zone and individually designed bar. The furniture and carpets are provided by famous Italian brands "Bonaldo", "Ditre" "Talenti". Extra features include the alarm system, underfloor heating throughout, air conditioning and wooden floors in the bedrooms. In addition, there is a space to park 3 cars.

### Unique Features

This eco-friendly, well-planned and functional 3-level house of 813 m<sup>2</sup> has been designed and built with excellent quality materials, wooden floors, large windows that allow natural light to enter all rooms while connecting nature and architecture. The 1.050 m<sup>2</sup> plot provides the special Mediterranean atmosphere that dominates the Marbella area. It also has majestic pine trees that actively participate in the creation of this compelling atmosphere. This smart luxury house comes for sale with sophisticated lighting and ceiling design, ceiling cooling system, home automation, alarm, automatic irrigation system, BBQ, fitted wardrobes, double glazing, etc.



## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Sauna  
Games Room  
Wood Flooring  
Bar  
Barbeque  
Domotics

### Views

Sea  
Mountain  
Panoramic

### Pool

Private

### Parking

Underground  
Private  
More Than One

### Orientation

South

### Setting

Close To Sea  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Category

New Development

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

New Construction

### Security

Alarm System