



# Detached Villa in Marbella

Price **€ 1,950,000**

Bedrooms	3
Bathrooms	6
Build Size	365 m <sup>2</sup>
Plot Size	713 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Mountain
- ✓ Forest
- ✓ Panoramic

## FEATURES

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

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

✓ 24 Hour Security

## PARKING

✓ Underground

✓ Garage

## UTILITIES

✓ Photovoltaic solar panels

## CATEGORY

✓ Investment

✓ Luxury

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## 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.

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# GALLERY







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