



**Ref.-ID: R4332157**

**Marbella**

**House**

**IBI: 900 EUR / year**



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**

- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F Heating

**Features**

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

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted
- ✓ Partially Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Parking**

- ✓ Private

**Category**

- ✓ Luxury