



Sales - House - Marbella  
4.500.000€

[www.arbatstates.com](http://www.arbatstates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



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Marbella

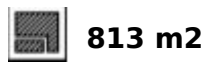
House



5



4



813 m2



1050 m2

Brand new luxury 5 bedroom villa in the heart of Golden Mile, in one of the most attractive and privileged areas in Marbella, Rocio de Nagueles,. 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. 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. 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. 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. 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. Virtual tour: <https://my.matterport.com/show/?m=KRJ6f8hQxjV>

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|--|--|---|--|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ New Construction</li></ul>                       | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Satellite TV</li><li>✓ WiFi</li><li>✓ Gym</li><li>✓ Sauna</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Bar</li><li>✓ Barbeque</li><li>✓ Basement</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>  | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>    | <b>Security</b> <ul style="list-style-type: none"><li>✓ Alarm System</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Holiday Homes</li><li>✓ Luxury</li></ul>                      |   |