



# Vrijstaande Villa te koop in Marbella, Marbella

1.950.000 €

Referentie: R4989070 Slaapkamers: 3 Badkamers: 6 Plotgrootte: 348m<sup>2</sup> Perceelgrootte: 365m<sup>2</sup>





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## Costa del Sol, Marbella

### 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
WiFi  
Sportschool  
Speelzaal  
Bijkeuken  
Jacuzzi  
Barbecue  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Pool Bekeken  
Forest Bekeken

### Zwembad

verwarmd zwembad  
private Pool

### Tuin

private Garden

### Voorzieningen

Fotovoltaïsche zonnepanelen

### CO2 Emission Rating

A

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Stad

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

24 -uurs beveiliging

### Categorie

Investering  
Luxe

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Centrale verwarming  
Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage

### Energiebeoordeling

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