



## Detached Villa for sale in Marbella, Marbella

**1,950,000 €**

Reference: R4989070   Bedrooms: 3   Bathrooms: 6   Plot Size: 348m<sup>2</sup>   Build Size: 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.



## Features:

### Features

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

### Views

Sea  
Mountain  
Panoramic  
Pool  
Forest

### Pool

Heated  
Private

### Garden

Private

### Utilities

Photovoltaic solar panels

### Energy Rating

A

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Town

### Furniture

Part Furnished

### Security

24 Hour Security

### Category

Investment  
Luxury

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### CO2 Emission Rating

A