



## Detached Villa for sale in Marbella, Marbella

**2,850,000 €**

Reference: R5249758 Bedrooms: 3 Bathrooms: 3 Plot Size: 553m<sup>2</sup> Build Size: 398m<sup>2</sup> Terrace: 197m<sup>2</sup>







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## Costa del Sol, Marbella

Modern Villa in Marbella.

This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. to a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacies, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city.

The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom in the ground floor, guest toilet, in the frist floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom.

And in the semi-basement is the 3 bedroom with a fully bathroom, and is also posible to organise a fifth bethroom with bathroom ensuite in this level, ample gym and engine room complete this level.

Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens.

Outdoor spaces invite year-round enjoyment with four terraces, easy manintenace garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets.

From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco.

Additional highlights include:

Alarm system and outside cameras

Solar panel system (6 panels)

Split air con (warm-cold)

Underfloor heating throughout the house

Insulated glass windows and sliding doors

Video-intercom

Decalcification system

Water pressure control

Grohe filter faucets RED and BLUE



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Gym  
Fiber Optic  
Wood Flooring  
Solarium  
Basement  
Games Room

### Views

Sea  
Mountain  
Panoramic  
Urban

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Orientation

South

### Setting

Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Not Furnished

### Security

Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Distressed  
Contemporary

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private