



## Detached Villa for sale in Marbella, Marbella

3,200,000 €

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





## Costa del Sol, Marbella

Modern Villa in Marbella. This villa represents a 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, pharmacies, restaurants, shops, and all types of services, it offers the convenience of living in a quiet 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 on the ground floor, guest toilet, on the first 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 3rd bedroom with a fully bathroom, and it is also possible to organise a fifth bathroom 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 maintenance 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		Central Heating
Double Glazing		U/F Heating
Fitted Wardrobes		
Solarium		
Gym		
Games Room		
Utility Room		
Wood Flooring		
Basement		
Fiber Optic		
Views	Setting	Condition
Sea	Close To Sea	Excellent
Mountain	Close To Shops	
Panoramic	Close To Schools	
Urban	Town	
Pool	Furniture	Kitchen
Private	Not Furnished	Fully Fitted
Garden	Security	Parking
Private	Alarm System	Private
	Entry Phone	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Solar water heating	Distressed	
	Contemporary	