



## 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>















## 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 m² PLOT SIZE: 347.66 m² 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 m² 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 m² 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:**

Double Glazing
Fitted Wardrobes

Solarium

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Covered Terrace South Air Conditioning
Lift Cold A/C

Near Transport Hot A/C
Private Terrace Central Heating

Satellite TV U/F Heating
Storage Room
Ensuite Bathroom
Marble Flooring

WiFi
Gym
Games Room
Utility Room

Jacuzzi
Barbeque
Fiber Optic
Access for people with reduced

mobility

Views Setting
Sea Close To Golf
Mountain Urbanication

Mountain Urbanisation
Panoramic Close To Sea
Pool Town

Forest

Pool Furniture Kitchen

Heated Part Furnished Fully Fitted

Private

Garden

Security

Parking

Private

24 Hour Security

Underground

Garage

UtilitiesCategoryEnergy RatingPhotovoltaic solar panelsInvestmentA

Photovoltaic solar panels Investment A

Luxury

**CO2 Emission Rating** 

Α

Condition

Excellent