



## 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 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	Orientation	Climate Control
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		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Gym		
Games Room		
Utility Room		
Barbeque		
Fiber Optic		
Access for people with reduced mobility		
Jacuzzi		
Views	Setting	Condition
Sea	Close To Golf	Excellent
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
Utilities	Category	Energy Rating
Photovoltaic solar panels	Investment	A
	Luxury	
CO2 Emission Rating		
A		