



Detached Villa for sale in Marbella Town, Marbella

1.950.000 €

Reference: R4989070 Bedrooms: 3 Bathrooms: 6 Plot Size: 348m² Build Size: 365m²





Costa del Sol, Marbella Town

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:

Caratteristiche

Terrazza coperta
 Ascensore
 Vicino ai mezzi di trasporto
 Terrazza privata
 TV satellitare
 Ripostiglio
 Bagno privato
 Pavimenti in marmo
 Doppio vetro
 Armadi a muro
 Solarium
 Wifi
 Palestra
 Sala giochi
 Ripostiglio
 Jacuzzi
 Barbecue
 Fibra ottica
 Accesso per le persone con mobilità ridotta

Viste

Mare
 Montagna
 Panoramica
 Piscina
 Foresta

Piscina

Riscaldata
 Privata

Giardino

Privato

Utility

Pannelli solari

Valutazione delle emissioni di CO2

A

Orientamento

Sud

Collocamento

Vicino al golf
 Zona urbana
 Vicino al mare
 Città

Mobilia

Parzialmente arredato

Sicurezza

Sicurezza 24 ore

Categoria

Investimento
 Lusso

Climate Control

Aria condizionata
 Freddo a/c
 Caldo a/c
 Riscaldamento centrale
 Riscaldamento a pavimento

Condizione

Eccellente

Cucina

Completamente arredata

Parcheggio

Sotterraneo
 Garage

Valutazione energetica

A