



## Detached Villa for sale in Marbella Town, Marbella

1,950,000 €

Reference: R4748425   Bedrooms: 3   Bathrooms: 4   Plot Size: 350m<sup>2</sup>   Build Size: 456m<sup>2</sup>   Terrace: 129m<sup>2</sup>





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## Costa del Sol, Marbella Town

Introducing an exquisite newly constructed property completed in 2023, epitomizing modern living and nestled in the esteemed El Mirador area near Marbella's La Cañada Shopping Center. Set upon an individual plot, the villa showcases cutting-edge design, enveloped by verdant gardens and a tempting swimming pool, promising a luminous and airy atmosphere. Designed across multiple levels, the villa unfolds its charms with distinction. Descend to the basement (-2) level, where communal parking and private lift access await, ensuring convenience and exclusivity for every resident. Moving up to the patio (-1) level, spanning 100 square meters, discover versatile spaces for leisure and entertainment, featuring two naturally lit rooms adaptable for a cinema, gym, or library, accompanied by a bathroom for added functionality. The ground floor beckons with an expansive open-plan layout seamlessly integrating the Living Room, Dining Room, and Kitchen, fostering a harmonious flow perfect for socializing and everyday living. A guest toilet adds to the convenience on this level. Ascending to the first floor reveals the private quarters, offering three bedrooms and three bathrooms, providing serene retreats for relaxation and privacy. Enjoy the outdoors on the terraces, offering panoramic views and fresh breezes. Ascend further to the rooftop, transformed into an outdoor sanctuary with amenities for relaxation and entertainment, complete with a toilet, pergola for shade, and an extensive solarium for basking in the sun. Crafted with meticulous attention to detail, the villa boasts top-tier materials, including underfloor heating throughout, an elevator, and premium finishes by PORCELANOSA. Wood flooring graces the first floor, while floor-to-ceiling sliding windows blur the lines between indoors and outdoors, enhancing the allure of alfresco living. Situated amidst tranquil streets adorned with amenities such as schools, paddle clubs, and golf courses, the villa offers the perfect balance of serenity and convenience. Marbella's city center is within easy reach, with a short drive to the Don Pepe Hotel and La Cañada Shopping Centre.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Games Room  
Utility Room  
Barbeque  
Basement

### Views

Sea  
Mountain  
Garden  
Pool  
Urban

### Pool

Private

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Orientation

South West

### Setting

Urbanisation  
Close To Sea  
Close To Town

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private  
More Than One

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent  
New Construction

### Garden

Private

### Category

Luxury