



## 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:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Solaryum  
Wifi  
Spor salonu  
Oyun odası  
Kamu hizmeti odası  
Jakuzi  
Barbekü  
Fiber optik  
Hareketliliği azaltılmış kişiler için erişim

### Görüşler

Deniz  
Dağ  
Panoramik  
Havuz  
Orman

### Havuz

Isıtmalı  
Özel

### Bahçe

Özel

### Kamu hizmetleri

Fotovoltaik güneş panelleri

### CO2 Emisyon Derecesi

A

### Oryantasyon

Güney

### Ayar

Golf'e yakın  
Kentleşme  
Denize yakın  
Şehir

### Mobilya

Parça mobilyalı

### Güvenlik

24 saatlik güvenlik

### Kategori

Yatırım  
Lüks

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
Kalorifer  
U/F Isıtma

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Garaj  
Enerji derecesi  
A