



## Frittliggende villa til salgs i Marbella, Marbella

4 995 000 €

Referanse: R5308627 Soverom: 5 Bad: 6 Plottstørrelse: 1 489m<sup>2</sup> Bebygget areal: 420m<sup>2</sup>





## Costa del Sol, Marbella

Modern, brand-new luxury villa in the heart of Marbella, located in the exclusive residential area of La Merced.

Built in 2024, this unique property combines privacy, elegance, contemporary design, and an unbeatable location, just minutes from the beach and premium amenities. With a 1,485 m<sup>2</sup> plot and 420 m<sup>2</sup> of living space, this villa offers spaciousness, natural light, and maximum comfort. Distributed over three floors, the ground floor comprises a grand entrance hall, a magnificent living-dining room with several distinct areas seamlessly integrated with the outdoors thanks to its large windows connecting the spacious terraces, the pool, and the garden, a guest toilet, a fully furnished and equipped kitchen, laundry room, a staff bedroom with en-suite bathroom adjacent to the kitchen, and two spacious bedrooms with two en-suite bathrooms. The first floor features a large master suite with access to a spacious terrace, comprising a large bedroom, dressing area, and bathroom, plus another bedroom with an en-suite bathroom. The third floor features a large solarium terrace with panoramic views of Marbella. Large parking area inside the plot.

### Key Features:

1,485 m<sup>2</sup> plot with landscaped garden and private pool

420 m<sup>2</sup> of living space with contemporary architectural design

5 bedrooms, 5 bathrooms plus guest toilet

Solarium with chill-out area and panoramic sea views

Modern kitchen with high-end finishes and premium appliances

Aerothermal heating and central air conditioning system

Spacious terraces and large windows that maximize natural light, top-quality materials and luxury finishes

The villa is located in La Merced, one of the most sought-after areas in the center of Marbella, with immediate access to fine dining restaurants, shopping areas, health centers and leisure facilities. A safe, quiet and sophisticated environment, ideal for those seeking privacy without sacrificing proximity to everything Marbella has to offer. An exceptional location in the heart of Marbella's city center, a privileged area close to beaches, international schools and all the services and attractions of Marbella.

An ideal property for families seeking an exclusive and spacious home in the heart of Marbella or for investors looking for a high-value property on the Costa del Sol. Clients seeking luxury, comfort, and contemporary style in a premium location.

Request more information or schedule a private viewing. This property is a unique opportunity to enjoy the luxurious lifestyle in Marbella.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Nær transport  
Privat terrasse  
Lagerrom  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Verktøyrom  
Domotikere  
Personalinnkvartering

### Utsikt

Sjø  
Fjell  
Hage  
Basseng

### Basseng

Privat  
Hage  
Privat

### Kategori

Luksus  
Samtidig

### Orientering

Sør

### Innstilling

Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Nær skoler  
By  
I nærheten av skogen

### Møbler

Fullt møblert

### Sikkerhet

Inngjerdet kompleks  
Alarmsystem  
Elektriske persienner  
Inngangstelefon  
Sikker

### Klimakontroll

Klimaanlegg

### Betingelse

Glimrende  
Nybygg

### Kjøkken

Fullt montert  
Parkering  
Privat  
Mer enn en