



## Frittliggende villa til salgs i Marbella, Marbella

**4 795 000 €**

Referanse: R4280950 Soverom: 5 Bad: 4 Plottstørrelse: 2 566m<sup>2</sup> Bebygget areal: 601m<sup>2</sup> Terrasse: 49m<sup>2</sup>





## Costa del Sol, Marbella

Welcome to Villa in Marbella East Villa is an elegant single-level residence located in the peaceful residential area of El Real Panorama in Marbella East. With recent construction, this villa offers a luxurious lifestyle in a tranquil and serene environment, close to the future Four Seasons hotel and residences. With a built area of 388 m2 on a plot of 2,483 m2, this property is a true gem that combines comfort, elegance, and privacy. Bedrooms: 5 Bathrooms: 5 Built Area: 388 m2 Plot Size: 2,483 m2 Property Description: Upon entering Villa Choli, you'll find a sanctuary of peace surrounded by lush palm trees and banana plants. The main house accommodates the master bedroom and another bedroom, both with direct access to the pool. The master bedroom features a spacious walk-in closet and a luxurious bathroom. The house boasts a spacious open-plan living room that seamlessly merges with the kitchen, creating a cozy and familial atmosphere. The kitchen is equipped with high-end appliances and features a wine room with a glass door. Additionally, there is a TV room and another bedroom with an en-suite bathroom. A service bedroom with a private bathroom completes the main layout. The property includes a separate guest house with a garage for 3 cars and a painting room, as well as a fully equipped guest suite above the garage. Outdoors: The villa offers an exceptional outdoor area, with a paddle/tennis court and a spacious garden. Additionally, it features an outdoor kitchen, a toilet, and a changing room, perfect for enjoying the outdoor lifestyle. Next to the impressive 14-meter long and 2.5-meter deep pool, there is an elegant outdoor dining area, ideal for gatherings and entertainment. Note: Exterior photographs were taken in February 2024, while interior decoration images are digital representations. Property Highlights: NEWLY BUILT SINGLE-LEVEL VILLA PEACEFUL RESIDENTIAL AREA IN MARBELLA EAST APPROX. 3.8 KM FROM THE CENTER OF MARBELLA TENNIS COURT 14 M SWIMMING POOL 90X90 CM PORCELAIN TILE FLOORS. KERABEN BRAND PVC CARPENTRY WITH DOUBLE GLAZING AND SOLAR FACTOR CORRECTION INTERIOR WOOD CARPENTRY, GRAY COLOR GAGGENAU APPLIANCES: DISHWASHER, FREEZER AND REFRIGERATOR, INDUCTION, OVEN, WARMER, MICROWAVE VIDEO INTERCOM PORCELAIN SANITARY WARE, VILLEROY & BOCH BRAND. SUSPENDED TOILETS AND SINKS GROHE FAUCETS HOT WATER PRODUCTION THROUGH AEROTHERMAL SYSTEM UNDERFLOOR HEATING THROUGHOUT THE HOUSE HEAT PUMP ELECTRICITY GENERATION SYSTEM THROUGH PHOTOVOLTAIC SOLAR MODULES HOME AUTOMATION INSTALLATION





## Egenskaper:

### Funksjoner

Lagerrom  
Ensuite bad  
Monterte garderober  
Tennisbane  
Gjestleilighet  
Pensjonat  
Verktøyrom  
Grill  
Personalinnkvartering  
Fiberoptisk

### Utsikt

Sjø  
Hage  
Basseng  
Basseng  
Oppvarmet  
Privat

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Telefon  
Fotovoltaiske solcellepaneler  
Solvannsoppvarming  
CO2 -utslippsvurdering  
E

### Orientering

Sør

### Innstilling

I nærheten av golf  
Nær sjøen  
Nær skoler  
Møbler  
Ikke møblert

### Sikkerhet

Alarmsystem

### Kategori

Luksus

### Klimakontroll

Klimaanlegg  
Peis  
U/f oppvarming

### Betingelse

Glimrende  
Nylig renovert

### Kjøkken

Fullt montert

### Parkering

Garasje  
Mer enn en  
Energivurdering  
D