## **LUNDE & NIETO**

PROPERTIES -



### 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 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.

# LUNDE & NIETO

PROPERTIES -



#### **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift Cold A/C

Near Transport Hot A/C
Private Terrace Central Heating
Satellite TV U/F Heating

Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes

Solarium WiFi Gym

Games Room Utility Room Jacuzzi

Jacuzzi Barbeque Fiber Optic

Access for people with reduced

mobility

ViewsSettingConditionSeaClose To GolfExcellent

Mountain Urbanisation
Panoramic Close To Sea
Pool Town

Forest

PoolFurnitureKitchenHeatedPart FurnishedFully Fitted

Private

GardenSecurityParkingPrivate24 Hour SecurityUnderground

Garage

Utilities Category Energy Rating

Photovoltaic solar panels Investment A

Luxury

**CO2** Emission Rating

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