



## Frittliggende villa til salgs i Marbesa, Marbella

**3 890 000 €**

Referanse: R4975825   Soverom: 4   Bad: 6   Plottstørrelse: 706m<sup>2</sup>   Bebygget areal: 243m<sup>2</sup>   Terrasse: 44m<sup>2</sup>





## Costa del Sol, Marbesa

### Exclusivity and Comfort on the Coast of Marbella

Located in the prestigious Marbesa area, just steps from the beach, this villa redefines the concept of luxury by the sea. This exceptional property offers contemporary architecture and premium finishes, featuring a spacious 227m<sup>2</sup> living area, a covered terrace of 44m<sup>2</sup>, seamlessly extending into the garden, a 31m<sup>2</sup> first-floor terrace with stunning sea views, and a 65m<sup>2</sup> rooftop terrace complete with a luxurious jacuzzi. This provides the perfect outdoor space for year-round enjoyment. An unparalleled opportunity for those in search of a refined, functional home that combines modern elegance with comfort.

### Design and Spaces

Boasting 4 spacious bedrooms and 5.5 bathrooms and fitness and relax room, this residence has been designed to maximize comfort and elegance. The upper floor features the master suite, with an open-concept bathroom and direct access to an impressive private solarium with a Jacuzzi, perfect for enjoying Mediterranean sunsets.

The heart of the home is its open-concept kitchen, equipped with Siemens appliances, a hidden pantry, and a Liebherr fridge, all seamlessly integrated for an impeccable culinary experience.

### Luxury and Technology

This villa stands out not only for its design but also for its state-of-the-art features:

- ✓ Underfloor heating on all levels
- ✓ Hot and cold air conditioning in every room
- ✓ Solar panels for instant hot water system
- ✓ Alarm detection in and outside
- ✓ Gas fireplace for a cozy ambiance
- ✓ Sonos audio system, dimmable LED lighting, and magnetic door locks

### Outdoor Spaces and Setting

With a layout that encourages seamless flow between indoor and outdoor areas, the villa offers expansive terraces, perfect for entertaining or relaxing. The pool, with its Bali-inspired colour, becomes the visual centrepiece of the garden, designed for minimal maintenance (only €250/month for weekly upkeep garden and pool). Additionally, the property features electric awnings and automatic mosquito screens all around the covered terrace, ensuring privacy and comfort year-round.

### An Exclusive Home in the Best Location

Situated in one of Marbella's most desirable areas, Villa Nani is ideal as a permanent residence or for those seeking a luxury second home by the sea.

Want to discover everything this spectacular property has to offer? Contact us for more information or to schedule a private viewing.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Ensuite bad  
Marmorgulv  
Monterte garderober  
Solarium  
Wifi

Spillrom

Jacuzzi

Kjeller

### Utsikt

Sjø

Urban

### Basseng

Privat

### Sikkerhet

24 timers sikkerhet

Alarmsystem

### Kategori

Feriehus

Investerings

Videresalg

### Orientering

Sør

### Innstilling

Nær sjøen

I nærheten av butikker

Nær skoler

### Kjøkken

Fullt montert

### Parkering

Garasje

Privat

### Klimakontroll

Klimaanlegg

Pre -installert a/c

Kald a/c

Varm a/c

### Betingelse

God

### Hage

Privat

### Verktøy

Elektrisitet