

# INTERMOBILIARIA



## Detached Villa in Marbella – 3 bedrooms – 6 baths

Bedrooms	<b>3</b>	Bathrooms	<b>6</b>	Built	<b>365m2</b>	Plot	<b>348m2</b>
<b>R4989070</b>	<b>property</b>	<b>Marbella</b>	<b>1.950.000€</b>				

**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.

Access for people with reduced mobility  
Covered Terrace  
Fiber Optic  
Gym  
Marble Flooring  
Satellite TV  
Utility Room

Access for people with reduced mobility  
Double Glazing  
Fitted Wardrobes  
Jacuzzi  
Near Transport  
Solarium  
WiFi

Barbeque  
Ensuite Bathroom  
Games Room  
Lift  
Private Terrace  
Storage Room