

## 5 Schlafzimmer Villa zu verkaufen in Marbella, Málaga

4.175.000€



LA CERQUILLA / NUEVA ANDALUCIA, Marbella

FREE Notary fees exclusively when you purchase a new property with MarBanus Estates masterfully crafted to harmonize with its natural surroundings, using organic materials to create a seamless blend within La Cerquilla, one of Nueva Andalucía's most prestigious communities.

On the ground floor, you'll find a spacious living room, an open-plan kitchen, a dining room, and an en-suite bedroom. This level flows effortlessly onto terraces that feature an outdoor kitchen, living and dining areas, and a pool area. The first floor boasts a master bedroom with a walk-in closet and another en-suite bedroom. The rooftop terrace is designed for relaxation, with seating areas, a fire pit, a jacuzzi, and provisions for an additional outdoor kitchen. The basement includes a TV room with pre-installations for kitchenettes, offering extensive customization options. Additionally, the basement houses a one-car garage, a games room, a gym, a spa with a sauna and Hamman, an en-suite bedroom, and an extra bedroom/office that shares a bathroom with the gym area.

Sustainability is integral to the villa's design, featuring pre-installed solar panels on the sundeck and user-friendly home automation systems accessible via smartphone. The residences offer zone-controlled underfloor heating and come equipped with high-end Gaggenau kitchen appliances.

Bathrooms are outfitted with premium Villeroy & Boch and Grohe fixtures, while the salt-chlorinated infinity pools provide a serene retreat. Advanced technology is seamlessly integrated, including pre-installations for curtain motorization and versatile TV placement options in designated entertainment areas.

A separate garden equipment room ensures privacy and efficiency, and the landscaping is meticulously planned to

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|--|--|---|
| 5 Schlafzimmer                                       | 4 Badezimmer   | 603m <sup>2</sup> Baugröße                          |
| 1.082m <sup>2</sup> Grundstücksgröße                 | <input checked="" type="checkbox"/> Close To Golf    | <input checked="" type="checkbox"/> Close To Shops  |
| <input checked="" type="checkbox"/> Close To Town    | <input checked="" type="checkbox"/> Close To Schools | <input checked="" type="checkbox"/> Close To Forest |
| <input checked="" type="checkbox"/> South            | <input checked="" type="checkbox"/> Excellent        | <input checked="" type="checkbox"/> Private Pool    |
| <input checked="" type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Hot A/C          | <input checked="" type="checkbox"/> Cold A/C        |
| <input checked="" type="checkbox"/> Garden           | <input checked="" type="checkbox"/> Pool             | <input checked="" type="checkbox"/> Covered Terrace |
| <input checked="" type="checkbox"/> Ensuite Bathroom | <input checked="" type="checkbox"/> Private Terrace  | <input checked="" type="checkbox"/> Double Glazing  |
| <input checked="" type="checkbox"/> Utility Room     | <input checked="" type="checkbox"/> Marble Flooring  | <input checked="" type="checkbox"/> Gym             |



Immobilien vermarktet von MarBanus SL

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