

## 4 bedroom Villa for sale in Marbella, Málaga

1,790,000€



Newly built villa in Marbella with breathtaking sea views, ready to move in!

This exquisite villa is part of a set of eight spacious and bright residences, each on individual plots with a garden and a private pool.

With a total area of 446m<sup>2</sup>, this three-level villa offers a carefully thought-out design. The ground floor comprises a guest toilet, a seamlessly integrated living room, dining area, and a fully furnished kitchen—all within a spacious, elegant, and functional open space. Floor-to-ceiling sliding windows, with embedded rails in the floor, seamlessly connect the indoor and outdoor spaces, embodying the concept of outdoor living.

On the first floor, you'll find three bedrooms, three bathrooms, and a generously sized terrace, providing an ideal setting to enjoy the stunning views.

The rooftop terrace features a solarium area with a toilet and a pergola. Here, you can bask in sunlight throughout the day while taking in panoramic views of the Mediterranean Sea, Gibraltar, and the mountains.

The basement, with an area of 100m<sup>2</sup>, includes a bathroom and two naturally lit rooms that can be adapted for use as a gym, cinema room, or playroom.





The plot encompasses 382m<sup>2</sup> and features a private garden and pool.

Finished to perfection with high-quality materials and an innovative design, the villa boasts underfloor heating throughout the house, air conditioning, a Thyssenkrupp elevator from the basement to the rooftop terrace, Porcelanosa finishes, and wooden floors on the first floor. It includes an underground garage for two cars.

Located in a residential area with quiet streets, nearby schools, nurseries, the El Mirador paddle tennis club, and the Monte Paraíso Country Club golf club, the villa is also conveniently close to the center of Marbella.

Four of the villas face southeast, while the remaining four face southwest—each offering magnificent sea views.

A great opportunity to live in a tranquil area close to all amenities, in a sophisticated and unique residence.

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|--|---|--|
|  4 bedrooms                  |  5 bathrooms |  446m <sup>2</sup> Build size |
|  383m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> immaculate condition   |
| <input checked="" type="checkbox"/> newly built  | <input checked="" type="checkbox"/> close to golf   | <input checked="" type="checkbox"/> fitted kitchen   |
| <input checked="" type="checkbox"/> air conditioning   | <input checked="" type="checkbox"/> central heating   | <input checked="" type="checkbox"/> beautiful garden   |
| <input checked="" type="checkbox"/> easily maintained gardens  | <input checked="" type="checkbox"/> landscaped gardens  | <input checked="" type="checkbox"/> terrace  |
| <input checked="" type="checkbox"/> covered terrace  | <input checked="" type="checkbox"/> underground parking   | <input checked="" type="checkbox"/> private pool   |
| <input checked="" type="checkbox"/> gated complex  | <input checked="" type="checkbox"/> lift  | <input checked="" type="checkbox"/> wood flooring  |
| <input checked="" type="checkbox"/> fitted wardrobes   | <input checked="" type="checkbox"/> double glazing  | <input checked="" type="checkbox"/> unfurnished  |