

# ALL IN

## real estates



## House in Marbella

Bedrooms **3** Bathrooms **6** Built **365m2** Plot **348m2**  
**R4989070** **House** **Marbella** **1.950.000€**

**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