

# ALL IN

## real estates



## House in Marbella

Bedrooms **5** Bathrooms **6** Built **420m2** Plot **1489m2**  
**R5308627** **House** **Marbella** **4.995.000€**

Modern, brand-new luxury villa in the heart of Marbella, located in the exclusive residential area of La Merced. Built in 2024, this unique property combines privacy, elegance, contemporary design, and an unbeatable location, just minutes from the beach and premium amenities. With a 1,485 m<sup>2</sup> plot and 420 m<sup>2</sup> of living space, this villa offers spaciousness, natural light, and maximum comfort. Distributed over three floors, the ground floor comprises a grand entrance hall, a magnificent living-dining room with several distinct areas seamlessly integrated with the outdoors thanks to its large windows connecting the spacious terraces, the pool, and the garden, a guest toilet, a fully furnished and equipped kitchen, laundry room, a staff bedroom with en-suite bathroom adjacent to the kitchen, and two spacious bedrooms with two en-suite bathrooms. The first floor features a large master suite with access to a spacious terrace, comprising a large bedroom, dressing area, and bathroom, plus another bedroom with an en-suite bathroom. The third floor features a large solarium terrace with panoramic views of Marbella. Large parking area inside the plot. Key Features: 1,485 m<sup>2</sup> plot with landscaped garden and private pool 420 m<sup>2</sup> of living space with contemporary architectural design 5 bedrooms, 5 bathrooms plus guest toilet Solarium with chill-out area and panoramic sea views Modern kitchen with high-end finishes and premium appliances Aerothermal heating and central air conditioning system Spacious terraces and large windows that maximize natural light, top-quality materials and luxury finishes The villa is

located in La Merced, one of the most sought-after areas in the center of Marbella, with immediate access to fine dining restaurants, shopping areas, health centers and leisure facilities. A safe, quiet and sophisticated environment, ideal for those seeking privacy without sacrificing proximity to everything Marbella has to offer. An exceptional location in the heart of Marbella's city center, a privileged area close to beaches, international schools and all the services and attractions of Marbella. An ideal property for families seeking an exclusive and spacious home in the heart of Marbella or for investors looking for a high-value property on the Costa del Sol. Clients seeking luxury, comfort, and contemporary style in a premium location. Request more information or schedule a private viewing. This property is a unique opportunity to enjoy the luxurious lifestyle in Marbella.

Covered Terrace  
Double Glazing  
Marble Flooring  
Solarium  
Utility Room

Covered Terrace  
Ensuite Bathroom  
Near Transport  
Staff Accommodation  
WiFi

Domotics  
Fitted Wardrobes  
Private Terrace  
Storage Room