



## Vrijstaande villa te koop in Marbella

2.200.000 €

Referentie: R5171077 Slaapkamers: 3 Badkamers: 4 Plotgrootte: 900m<sup>2</sup> Perceelgrootte: 306m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This elegant villa is set on an elevated structure that provides a small basement area, perfect for storage or utility use. The property is spread across two levels and showcases a harmonious blend of modern comfort and Andalusian character. Upon entering the ground floor, you are welcomed by a striking entrance hall with a double-height ceiling that creates an immediate sense of space and grandeur. This level features a guest WC, a fully equipped kitchen with direct access to a terrace, and an open-plan dining area ideal for entertaining. The lounge includes a cozy fireplace and connects seamlessly to the covered porch, while a private bedroom with its own en-suite bathroom completes the ground floor. The upper floor is designed to maximize light, comfort, and panoramic views. The master suite boasts a spacious walk-in closet, a luxurious en-suite bathroom, and a private south-facing terrace where you can enjoy breathtaking views of the Mediterranean Sea and unforgettable sunsets. A third generously sized bedroom with its own terrace and en-suite bathroom ensures comfort and privacy for guests or family members. This exquisite property offers a total of 306 m<sup>2</sup> of living space set on a 900 m<sup>2</sup> plot. Every detail has been carefully considered to balance functionality with authentic Andalusian charm. Modern interior features include a 2024 Samsung air conditioning system, underfloor radiant heating in all bathrooms, and electric shutters throughout the home. The outdoor area has been thoughtfully designed with a chlorine-treated swimming pool, a fully automated irrigation system with a brand-new programmable timer, and a 6,000-litre water tank. Two electric water heaters provide a reliable hot water supply, ensuring year-round comfort. Perfectly combining elegance, modern amenities, and traditional style, this villa is an outstanding property for sale in Andalusia, offering not just a home but a lifestyle in one of the most desirable Mediterranean locations.



## Kenmerken:

### Kenmerken

Overdekt terras  
Privéterras  
Marmeren vloeren

### Keer bekeken

Zee  
Berg  
Panoramisch

### Keuken

Gedeeltelijk gepast

### Parkeergelegenheid

Privaat

### Oriëntatie

Zuidoost

### Instelling

Dicht bij golf  
Dicht bij winkels  
Dicht bij scholen

### Tuin

Privaat

### Klimaatcontrole

Airconditioning  
Haard  
U/f/h Badkamers  
U/F verwarming

### Pool

Privaat

### Beveiliging

Alarmsysteem  
Elektrische jaloezieën