

## Sales - House - Marbella

### 2.200.000€



Ref.-ID: R4861609

Marbella

House



4



5



380 m2



505 m2

Stunning brand-new villa in El Higueral, central Marbella, featuring 4 bedrooms, 5 bathrooms, a 275m<sup>2</sup> terrace, and 113m<sup>2</sup> of land. This luxury villa, set in a peaceful area with breathtaking panoramic views of the sea and mountains, is scheduled for completion in April 2025. With 320m<sup>2</sup> of living space, it boasts an infinity pool, open-plan design, and high-quality Belgian construction materials. On the ground floor, the spacious living area features underfloor heating, a Nolte kitchen with premium Atag appliances, and floor-to-ceiling windows that open onto a sunny south-facing terrace. The infinity pool (8.6m x 4m) offers stunning sea views, perfect for relaxing and enjoying the Mediterranean lifestyle. This floor also includes a guest bedroom and a full bathroom. Upstairs, you'll find three bedrooms, including a master suite with direct access to a south-facing terrace with panoramic sea views. Two additional bathrooms and a second bedroom with terrace access complete this level. From here, you can reach the expansive 85m<sup>2</sup> solarium, featuring a chill-out zone and outdoor kitchen with a BBQ, ideal for entertaining. The basement provides a garage for two cars, a laundry room, a full bathroom, storage, and a multi-purpose room. The property offers parking for two additional vehicles via the access ramp. Located in a quiet, well-established residential area, this villa combines luxury and convenience, just 2 km from Marbella's Old Town, 3 km from the beach, and close to all amenities including supermarkets and shopping centers. With its panoramic sea and mountain views from every corner, this villa offers a unique blend of security, comfort, and prestige, perfect for those seeking an elegant home on the Costa del Sol.

- Setting**
- ✓ Suburban
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Forest

- Orientation**
- ✓ South East
  - ✓ South
  - ✓ South West

- Condition**
- ✓ Excellent
  - ✓ New Construction

- Pool**
- ✓ Private
  - ✓ Heated

- Views**
- ✓ Sea
  - ✓ Mountain
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Pool
  - ✓ Courtyard

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ Ensuite Bathroom
  - ✓ Double Glazing

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Private

- Parking**
- ✓ Underground
  - ✓ More Than One
  - ✓ Private

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Category**
- ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury