

Sales - House - The Golden Mile 2.650.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com

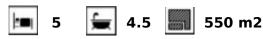


## Ref.-ID: R4826392

Community: 16,320 EUR / year IBI: 2,734 EUR / year



Rubbish: 220 EUR / year





House

This elegant five-bedroom, south-facing luxury villa is situated in the prestigious Village Las Lomas de Magna Marbella complex on Marbella's Golden Mile. The complex offers 24hour security service, two large community pools, and lush tropical gardens of exceptional beauty. The villa enjoys a prime location, close to all amenities, including supermarkets, shops, restaurants, schools, and golf courses, and is only a five-minute drive from the sea. The property spans three floors. The main floor features a spacious entrance hall, a living room with direct access to the terrace and garden, a well-proportioned kitchen, a dining room, a bright bedroom with an en-suite bathroom, and a guest toilet. The upper floor comprises the master suite and a guest suite, both with access to a large terrace with partial sea views. The lower level includes two additional bedrooms sharing a bathroom, a laundry room, a large multipurpose room, and direct access to the garage. Additional features include hot and cold air conditioning, underfloor heating, an elevator connecting all levels, a domotic system, and a private garage for two cars. Please note that the furniture is not included in the sale.

Setting Close To Golf Close To Shops Close To Sea Close To Schools	Orientation South	Condition Excellent	Pool Communal	Climate Control Air Conditioning U/F Heating	Views ✓ Sea ✓ Garden
Features Lift Fitted Wardrobes Private Terrace Games Room Storage Room	Garden Private	Security Gated Complex Alarm System 24 Hour Security	Parking More Than One Private	Category Luxury	

Ensuite Bathroom