



R5249758

📍 Marbella

REF# R5249758 2.850.000 €

BEDS

3

BATHS

3

BUILT

399 m²

PLOT

553 m²

TERRACE

197 m²

Modern Villa in Marbella.

This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. to a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacias, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city.

The property sits on a 553 m² plot with 398 m² of built space and 197 m² of terraces. It features one bedroom in the ground floor, guest toilet, in the frist floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom.

And in the semi-basement is the 3 bedroom with a fully bathroom, and is also posible to organise a fifth bethroom with bathroom ensuite in this level, ample gym and engine room complete this level.

Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens.

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

IDILIQ

ESTATES

Outdoor spaces invite year-round enjoyment with four terraces, easy maintenance garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco.

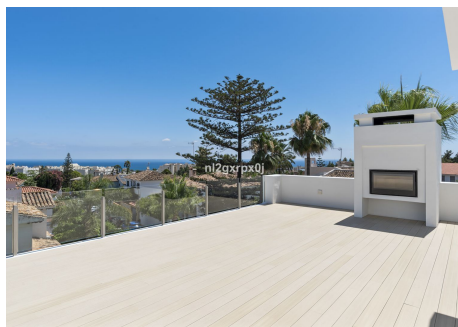
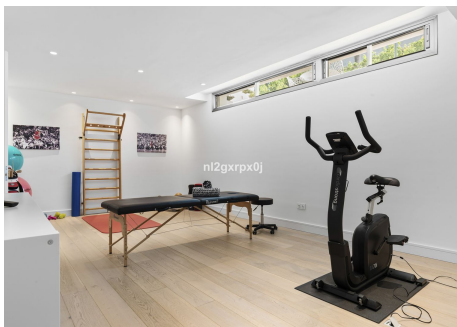
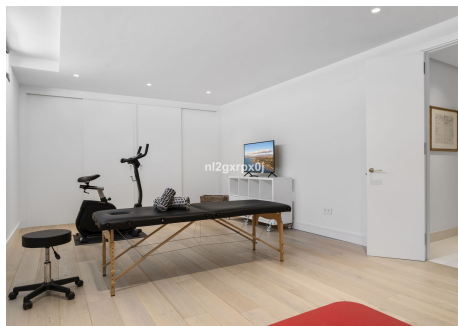
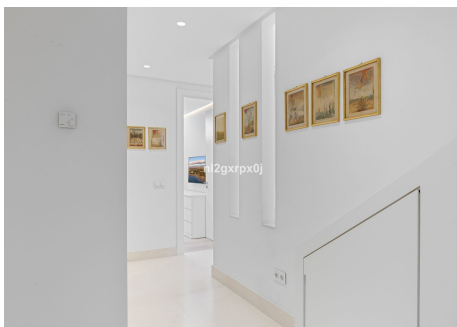
Additional highlights include:

- Alarm system and outside cameras
- Solar panel system (6 panels)
- Split air con (warm-cold)
- Underfloor heating throughout the house
- Insulated glass windows and sliding doors
- Video-intercom
- Decalcification system
- Water pressure control
- Grohe filter faucets RED and BLUE



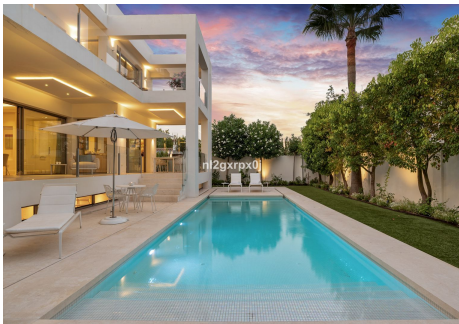
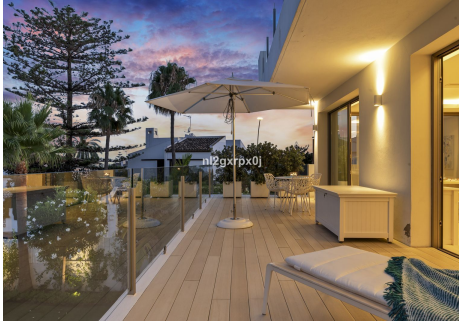
IDILIQ

ESTATES



IDILIQ

ESTATES



IDILIQ

ESTATES

