



## Abstandsvilla zum Verkauf in Marbella, Marbella

5.950.000 €

Referenz: R5299393 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 2.483m<sup>2</sup> Garten: 537m<sup>2</sup> Terrasse: 49m<sup>2</sup>





## Costa del Sol, Marbella

Elegant Single-Level Residence in the Peaceful Residential Area of El Real, East Marbella

This villa offers a luxurious lifestyle in a calm and serene environment, located near the future Four Seasons Hotel and Residences. With a built area of 537 m<sup>2</sup> on a 2,483 m<sup>2</sup> plot, this property is a true gem that combines comfort, elegance, and privacy.

Main Features:

Bedrooms: 5

Bathrooms: 4

Built Area: 537 m<sup>2</sup>

Plot Size: 2,483 m<sup>2</sup>

A peaceful retreat surrounded by lush palm trees. The main house features 4 very spacious bedrooms, two of which have direct access to the pool. The master suite includes a large walk-in closet and a luxurious bathroom.

The home boasts a spacious open-plan living area that seamlessly connects with the kitchen, creating a warm and inviting atmosphere. The kitchen is equipped with high-end appliances and includes a wine room with a glass door. There's also a TV room and another bedroom with an en-suite bathroom. A service/staff bedroom with its own bathroom completes the main layout.

The property also features a separate guest house with a 3-car garage.

Exteriors:

The villa offers an exceptional outdoor area, including a tennis court and a large garden. There is also a guest toilet and changing room—ideal for enjoying the outdoor lifestyle. Next to the stunning 14-meter-long, 2.5-meter-deep pool, you'll find an elegant outdoor dining area, perfect for entertaining.

Property Highlights:

FULLY RENOVATED SINGLE-LEVEL VILLA WITH MODERN DESIGN AND LUXURY FINISHES

PEACEFUL RESIDENTIAL AREA IN EAST MARBELLA

APPROX. 3.8 KM FROM MARBELLA CITY CENTER

TENNIS COURT

14-METER HEATED POOL

90x90 CM PORCELAIN FLOOR TILES BY KERABEN



PVC WINDOWS WITH DOUBLE GLAZING AND SOLAR FACTOR CONTROL

INTERIOR WOODWORK IN GREY WOOD FINISH

GAGGENAU APPLIANCES: DISHWASHER, FREEZER & FRIDGE, INDUCTION COOKTOP, OVEN, WARMING DRAWER, MICROWAVE

VIDEO INTERCOM SYSTEM

VILLEROY & BOCH PORCELAIN SANITARY WARE: WALL-HUNG TOILETS AND SINKS

GROHE FAUCETS

DOMESTIC HOT WATER SUPPLIED BY AEROTHERMAL SYSTEM

UNDERFLOOR HEATING THROUGHOUT THE HOUSE

HEAT PUMP

SOLAR ENERGY GENERATION SYSTEM WITH PHOTOVOLTAIC PANELS

SMART HOME SYSTEM



## Eigenschaften:

### Merkmale

Lagerraum  
Einstellungsschränke  
Paddel -Tennis  
Versorgungsraum  
Grill  
Domotik

### Ansichten

Garten  
Pool

### Pool

Erhitzt  
Privat

### Sicherheit

Alarmanlage

### Energiebewertung

D

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Parken

Privat

### CO2 -Emissionsbewertung

E

### Klimakontrolle

Kamin  
U/f Heizung

### Zustand

Exzellent  
Kürzlich renoviert

### Garten

Privat

### Kategorie

Luxus