



## VILLA IN MARBELLA

Marbella, Málaga, España

**1.790.000 €**



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**The essentials**

**Area:** 381 m<sup>2</sup>

**Plot:** 341m<sup>2</sup>

**Bathrooms:** 4 baths

**Floors:** 5 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C310V

**Lot size:** 300 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 2 half baths

**Garage:** 2

**CEE:** En Trámite

**Category:** Detached Houses, New Builds, Villa

VILLA WITH INNOVATIVE DESIGN, COMFORTABLE, SPACIOUS AND BRIGHT WITH GARDEN, PRIVATE POOL IN MARBELLA. Fortuny Hogares Únicos presents this beautiful independent villa of innovative design with a garden and private pool located within a complex of eight spacious and bright villas in the area known as Valdeolletas, an area of quiet streets with schools, nurseries, the El Mirador paddle tennis club or the Monte Paraíso Country Club golf club, just five minutes from the centre of Marbella, the "Piruli" and the La Cañada Shopping Center. Malaga Costa del Sol International Airport is 40 minutes away by car. The light of the Mediterranean is the protagonist in this southeast-facing villa, with magnificent views of the sea and a golf course that can be enjoyed from the ground floor, where the large floor-to-ceiling windows make the interior and exterior spaces merge reinforcing the concept of living abroad. The villa sits on a plot of 341.69m<sup>2</sup> with a total built area of 381.55m<sup>2</sup> and 261m<sup>2</sup> useful, several terraces of 209m<sup>2</sup> with the following distribution: Ground floor: Distributed in a spacious and bright living-dining room with floor-to-ceiling windows to make the most of natural light, a kitchen open to the living room, fully furnished with low and high furniture, and a courtesy toilet. From the living room, there is access to a magnificent terrace with a chill-out area, an outdoor dining room, a pool and a private garden. First floor: consists of a hall with a master bedroom with a dressing room, a bathroom en suite and a separate terrace with beautiful sea views, two more bedrooms with fitted wardrobes and two bathrooms en suite, an additional terrace with sea views. The solarium terrace floor consists of a multipurpose room, a toilet, a pergola and a large and sunny solarium with sea views. Floor 0: it is distributed in a projection room and cinema, and games room, with the possibility of being converted into two additional bedrooms, a complete bathroom and a cellar. This floor offers plenty of natural light through an English patio. Garage floor: consists of two parking spaces and a large storage room. This floor is common to the eight homes and is made up of parking spaces, storage rooms and entrances to each of the villas with an independent elevator. The design of the villa has been carried out without interior pillars, so the distribution of the rooms can be modified. For the construction of this villa, top-quality finishes have been used such as a security entrance door, wooden floors on the first floor, large-format porcelain flooring from the Porcelanosa brand, pre-installation of home automation, an aerothermal system that includes domestic hot water, underfloor heating throughout the house and cooling on the upper and lower floors, Split system on the patio floor, alarm installation and cameras connected to the Central and Police, fire and gas detection with visual and sound alarms, fitted wardrobes with white lacquered sheets, kitchen furnished and equipped with appliances such as induction hob, smoke extractor hood, microwave, oven, Siemens refrigerator-freezer and dishwasher, electronic video intercom. The outdoor areas are equipped with a garden and a private pool. The works have already begun, and the delivery of villa 4 is scheduled for the last quarter of 2023. For more information, do not hesitate to contact us. We will be happy to assist you.

