



## VILLA-NEWLY BUILT-MARBELLA

C. los Jazmines, 29660 Marbella, Málaga, España

**1.950.000 €**



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**The essentials**

**Area:** 369 m<sup>2</sup>

**Plot:** 396m<sup>2</sup>

**Bathrooms:** 6 baths

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** C252V

**Lot size:** 302 m<sup>2</sup>

**Bedrooms:** 5 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** New Builds, Villa

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Radiant floor, Sea view, Storage room, Suelos de tarima

FORTUNY HOGARES ÚNICOS presents this beautiful independent villa of innovative design with garden and private swimming pool located within a complex of eight villas in the area known as Valdeolletas, in Paseo de los Jazmines, an area of quiet streets with schools, nurseries, the paddle tennis club El Mirador or the Monte Paraíso Country Club, but only five minutes from the centre of Marbella. The Mediterranean light is the protagonist in this south west facing villa with magnificent views to the sea and a golf course that can be enjoyed from the ground floor, where large floor to ceiling windows make the interior and exterior spaces merge, reinforcing the concept of outdoor living. The villa sits on a plot of 396 m<sup>2</sup> with a total of 369m<sup>2</sup> distributed over the following floors: Patio Floor 113m<sup>2</sup> built: where the engine room, two rooms that can be used as bedrooms or for gym, games room or library, with natural light through an English patio and a bathroom are located. Ground floor 138m<sup>2</sup> built: Composed of a large open-plan, elegant and functional space with a spacious and bright living-dining room with open plan kitchen fully fitted with base units and SIEMENS appliances, including induction hob, extractor hood, microwave, oven, fridge-freezer and dishwasher, this same floor has a comfortable courtesy toilet. First floor 98m<sup>2</sup> built: Three spacious bedrooms with their respective en-suite bathrooms, the master bedroom with dressing room and a terrace area. Terrace floor 19m<sup>2</sup> built: Large solarium with pergola and open area plus a toilet. The basement floor 88m<sup>2</sup> built: is common to all eight homes and consists of parking, storage rooms and entrances to each of the villas with separate lift from this floor. The design of the villa has been made without interior pillars so the distribution of the rooms is customisable. For the construction of this villa, top quality finishes have been used, such as wooden floors on the first floor, Porcelanosa porcelain flooring, pre-installation of home automation, aerothermal system including hot water, underfloor heating and cooling on the upper and lower floors, split system on the patio floor, alarm system and cameras connected to the Central and Police, fire and gas detection with visual and audible alarms. Delivery is scheduled for the last quarter of 2023, work started. For further information, please do not hesitate to contact us, we will be delighted to help you.

