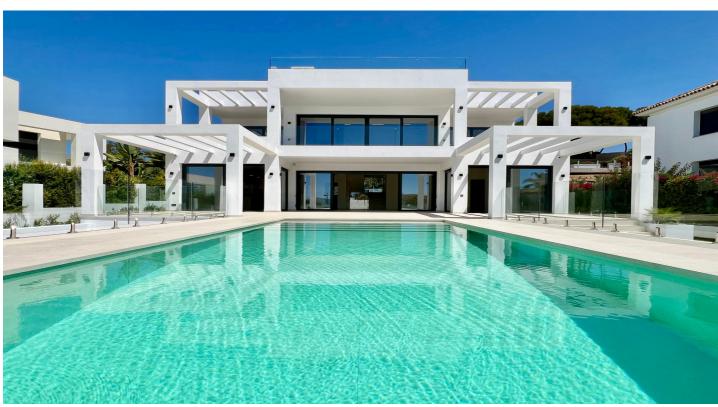


#### Detached Villa for sale in Marbella, Marbella

**Referenz:** RS10401 Schlafzimmer: 6 Badezimmer: 6 Grundstücksgröße: 890m<sup>2</sup> Garten: 450m<sup>2</sup>

#### 3.899.000€











# **a** Your logo

### Costa del Sol, Marbella

Located in a beautiful corner of exclusive Elviria. This elegant villa has aesthetic perfection and the technological avantgarde come together in an exquisite architectural work.

It has more than 450 square meters of useful surface, they have been perfectly designed to satisfy the most demanding tastes, including 6 bedrooms with en-suite bathrooms, large closets, air conditioning system for greater comfort and energy efficiency, a modern open kitchen.

The terrace and pool area have great privacy. And from there you can enjoy the beautiful sea views and the peaceful surroundings.

The very high quality furniture is also available to the new owner but is not included in the sale price. The property has a large plot of 890 m2.

It is an ideal house to live all year round or as an exclusive second residence in a privileged location.

Next to shopping centers with all kinds of shops, restaurants and services, just 60 meters from one of the best beaches in Marbella and 15 minutes from Nikki Beach, by car.

This is a unique property for its location, views, design and high-end build quality. The villa on the ground floor has one room with bathroom, and a studio with kitchen and its own bathroom.

- water floor heating through whole house ( also basement )

- \*pre-installed electric pool heater \*

- BUT! Only by pushing one bottom you can easily switch aerotermia from floor heating to pool heating , when you need it.

- pool cover plastic works as lens (so easily + extra 2 or 3 months to the swimming season only with this cover)

- 10 years guarantee for the structure

- 2 years guarantee for everything built in the house. And of course all appliances.

# **a** Your logo

### **Eigenschaften:**

Merkmale Überdachte Terrasse **Private Terrasse** Einstellungsschränke Keller Strand Kamin In der Nähe des Meeres In der Nähe von Golf Alarm GuestToilet Wohnzimmer Aerotherme Waschküche Einstellung In der Nähe der Stadt Möbel Nicht eingerichtet Optional

Klimakontrolle Klimaanlage U/F Heizung Ansichten Meer Pool Gartenansicht

**Zustand** Neubau **Küche** Separates Esszimmer Küche ausgestattet **Pool** Beheizter Pool