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# Villa in Marbella

Reference: R5316745



Bedrooms: 5

Bathrooms: 3

M² Build size: 475

Price: 1,975,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 1,220













Overview:

Perched majestically in the exclusive and serene enclave of La Montua, this extraordinary villa presents a rare opportunity in Marbella's enchanting landscape. This property, presented by Luxury Realty, is a timeless architectural statement, meticulously crafted from natural stone, rendering it truly one of a kind in the region. Its design gracefully respects and harmonises with the breathtaking natural surroundings, offering an unparalleled blend of rustic elegance and refined luxury.

La Montua itself is a jewel within Marbella, a vibrant, cosmopolitan city in Southern Spain. Just a five-minute drive separates this tranquil haven from the bustling Marbella centre and the renowned La Cañada Shopping Centre, yet the villa enjoys a deep sense of peace and privacy. Surrounded by lush nature, it represents a tranquil refuge within the city's immediate vicinity. This area is experiencing rapid development due to its mesmerising views, enviable proximity to amenities, and promising future projects, making this villa an astute investment in a coveted location.

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## A Legacy of Design: Heritage and Modern Comforts

This residence, built in the 1960s, carries a rich history, thoughtfully enhanced by a significant extension in 1999. This careful renovation seamlessly integrated contemporary comforts while preserving its authentic character and robust natural stone. The extension introduced a more expansive living room, complete with a captivating fireplace that serves as the heart of the home. Adjoining this is a beautifully designed open-plan kitchen, ideal for culinary and social gatherings. From this central living space, one steps out onto a generous terrace, offering panoramic vistas that sweep across the Mediterranean Sea, stretching to the distant shores of Africa – a truly awe-inspiring backdrop for any occasion.

The main floor also features a bathroom with a shower and two bedrooms. These sleeping quarters boast a distinctive advantage: thanks to their solid stone walls, expertly insulated with cork, they remain remarkably cool in summer and warm in winter. This natural insulation provides year-round comfort and contributes to its sustainable ethos. The impressive fireplace in the living room is ingeniously designed to distribute warmth to both the main and upper levels, ensuring a cosy atmosphere throughout the residence.

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## Elevated Living: The Upper Sanctuary and Independent Apartment

Ascending to the upper floor reveals a private sanctuary of comfort and luxury. Here, a spacious master bedroom awaits, complete with an en-suite bathroom and a dedicated dressing room, a private retreat. Adjacent to the master suite is another versatile room, which could be effortlessly adapted to serve as a sophisticated home office, additional dressing room, private lounge, or guest bedroom. Both rooms access an extensive terrace, where the expansive sea views truly come into their own, creating an idyllic setting for morning coffee or evening stargazing.

Further enhancing the villa’s versatility is the garden level, which hosts a completely independent apartment. This self-contained unit features its own kitchen and an en-suite bathroom, making it an ideal space for guests seeking privacy, live-in staff, or as a potential source of rental income. This level also includes two practical storage areas, ensuring ample space for all necessities.

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## An Outdoor Oasis and Sustainable Future

The exterior of this magnificent villa is equally captivating. A mature, natural garden flourishes with fruit trees, creating a vibrant, verdant oasis for relaxation and outdoor living. Plans are in place for the addition of a swimming pool, promising endless enjoyment under the Spanish sun. The property also benefits from two dedicated parking areas, which could be covered with a pergola, blending practicality with aesthetic appeal.

Embracing modern sustainability, the villa is equipped with solar panels. This forward-thinking addition reduces electricity consumption, lowering running costs and contributing to a greener lifestyle, a perfect synergy of luxury and ecological responsibility. Beyond its natural beauty and sustainable features, the location offers superb convenience: just a 5-minute drive from Marbella city centre and La Cañada Shopping Centre, and 10 minutes from the sun-drenched beaches that define the Marbella lifestyle. This unique stone villa, presented by Luxury Realty, is more than a home; it is a lifestyle statement, offering privacy, luxury, and a deep connection to nature, all within easy reach of Europe's most glamorous destinations.

Features:

Pool, Sea views, None, Private garden, Parking, Investment