Luxury Realty
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MARBELLA

2,100,000 €

REFERENCE R5537800

# Discover Your Dream Mediterranean Lifestyle: An Exquisite Detached Villa in Central Marbella

| 4 | 4 | 313 m² | 1,107 m² | 100 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty proudly presents this magnificent detached villa, a sanctuary of elegance and comfort, perfectly positioned in prestigious Marbella, Southern Spain. Spanning 313 $m^2$ of built area on a sprawling 1,100 $m^2$ private plot, this property epitomises refined Mediterranean living. Just minutes from Marbella town centre, enjoy effortless access to world-class amenities.

The villa captivates with its charm and sophistication. Spacious interiors across a practical two-storey layout ensure comfort. Outside, a private oasis awaits: a vast, landscaped garden, sparkling private swimming pool, and ample recreational areas for sunbathing, alfresco dining, or gatherings. Private parking completes this idyllic setting for relaxation and entertaining.

## Exceptional Property Layout & Design

This property boasts 313 $m^2$ built area, distributed across two main floors, complemented by versatile additional areas.

### Ground Floor – An Oasis of Entertaining (Approx. 130 $m^2$)

A grand entrance hall leads to generous lounge, elegant dining room, fully equipped kitchen, utility room, and guest toilet. The spectacular 90 $m^2$ covered terrace provides an idyllic setting for dining, entertaining, or unwinding overlooking the garden and private swimming pool, embodying Mediterranean outdoor living.

### First Floor – Private Sanctuaries (Approx. 117 $m^2$)

The first floor houses private quarters, offering comfort and serenity. It comprises four elegant bedrooms, each a tranquil retreat, and a master suite with dedicated dressing room. Three exquisite bathrooms ensure convenience and privacy for the entire family.

## An Unrivalled Opportunity in Marbella's Golden Triangle

Set on a generous 1,100 $m^2$ plot, this villa epitomises Marbella's allure: expansive outdoor spaces, privacy, and proximity to the vibrant town centre. Ideal as a permanent family residence or a luxury holiday home, it offers generous living spaces in a privileged location. Enjoy the tranquillity of a residential neighbourhood without sacrificing access to central Marbella's lifestyle.

Marbella is more than a location; it's a lifestyle. Renowned for Puerto Banús, championship golf courses, high-end shopping, and over 320 days of sunshine annually, it's one of Europe's most desirable places to live. This villa offers both a peaceful retreat and immediate access to this vibrant scene.

## Your Exclusive Invitation

This is an invitation to embrace the quintessential Marbella lifestyle. Experience the unparalleled charm and elegance of this exceptional villa. For details or a private viewing, contact the expert team at Luxury Realty. We provide discreet and personalised assistance, guiding you towards acquiring your dream home in Southern Spain.

## Legal & Transparency Information

The advertised sale price includes estate agency fees payable by the seller. It does not include taxes or purchase-related expenses payable by the buyer, such as Property Transfer Tax (ITP), notary and Land Registry fees, or mortgage costs, where applicable. Property documentation and information are available to consumers in accordance with Decree 218/2005 of 11 October, issued by the Regional Government of Andalusia, concerning consumer information in residential property sales.

# Details

| | | | |
|---|---|---|---|
| Reference | R5537800 | Property Type | Villa |
| Status | Sale | Price | 2,100,000 € |
| Bedrooms | 4 | Bathrooms | 4 |
| Build size | 313 m² | Plot Size | 1,107 m² |
| Terrace | 100 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Alarm system, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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