



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 601 m<sup>2</sup>

**Plot area :** 2566 m<sup>2</sup>

- ✓ Close to golf
- ✓ Guest house
- ✓ Fireplace
- ✓ Barbecue
- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Tennis court
- ✓ Storage room
- ✓ Not furnished



Welcome to Villa in Marbella East

Villa is an elegant single-level residence located in the peaceful residential area of El Real Panorama in Marbella East. With recent construction, this villa offers a luxurious lifestyle in a tranquil and serene environment, close to the future Four Seasons hotel and residences. With a built area of 388 m<sup>2</sup> on a plot of 2,483 m<sup>2</sup>, this property is a true gem that combines comfort, elegance, and privacy.

Bedrooms: 5  
Bathrooms: 5  
Built Area: 388 m<sup>2</sup>  
Plot Size: 2,483 m<sup>2</sup>

**Property Description:**

Upon entering Villa Choli, you'll find a sanctuary of peace surrounded by lush palm trees and banana plants. The main house accommodates the master bedroom and another bedroom, both with direct access to the pool. The master bedroom features a spacious walk-in closet and a luxurious bathroom.

The house boasts a spacious open-plan living room that seamlessly merges with the kitchen, creating a cozy and familial atmosphere. The kitchen is equipped with high-end appliances and features a wine room with a glass door. Additionally, there is a TV room and another bedroom with an en-suite bathroom. A service bedroom with a private bathroom completes the main layout.

The property includes a separate guest house with a garage for 3 cars and a painting room, as well as a fully equipped guest suite above the garage.

**Outdoors:**

The villa offers an exceptional outdoor area, with a paddle/tennis court and a spacious garden. Additionally, it features an outdoor kitchen, a toilet, and a changing room, perfect for enjoying the outdoor lifestyle. Next to the impressive 14-meter long and 2.5-meter deep pool, there is an elegant outdoor dining area, ideal for gatherings and entertainment.

Note: Exterior photographs were taken in February 2024, while interior decoration images are digital representations.

**Property Highlights:**

NEWLY BUILT SINGLE-LEVEL VILLA  
PEACEFUL RESIDENTIAL AREA IN MARBELLA EAST  
APPROX. 3.8 KM FROM THE CENTER OF MARBELLA  
TENNIS COURT  
14 M SWIMMING POOL  
90X90 CM PORCELAIN TILE FLOORS. KERABEN BRAND  
PVC CARPENTRY WITH DOUBLE GLAZING AND SOLAR FACTOR CORRECTION  
INTERIOR WOOD CARPENTRY, GRAY COLOR  
GAGGENAU APPLIANCES: DISHWASHER, FREEZER AND REFRIGERATOR, INDUCTION, OVEN, WARMER, MICROWAVE  
VIDEO INTERCOM  
PORCELAIN SANITARY WARE, VILLEROY & BOCH BRAND. SUSPENDED TOILETS AND SINKS  
GROHE FAUCETS  
HOT WATER PRODUCTION THROUGH AEROTHERMAL SYSTEM  
UNDERFLOOR HEATING THROUGHOUT THE HOUSE  
HEAT PUMP  
ELECTRICITY GENERATION SYSTEM THROUGH PHOTOVOLTAIC SOLAR MODULES  
HOME AUTOMATION INSTALLATION

