



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 3

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 365 m<sup>2</sup>

**Plot area :** 348 m<sup>2</sup>

- ✓ Heated pool
- ✓ Close to golf
- ✓ Fitted wardrobes

[Info@ImmoMoment.es](mailto:Info@ImmoMoment.es)

- ✓ WiFi
- ✓ Handicap access
- ✓ Storage room

[www.ImmoMoment.es](http://www.ImmoMoment.es)

- ✓ Close to sea
- ✓ Gymnasium
- ✓ Central heating

+34 951 550 565

- |                   |                       |            |
|-------------------|-----------------------|------------|
| ✓ Solar energy    | ✓ Satellite dish      | ✓ Lift     |
| ✓ Utility room    | ✓ Terrace             | ✓ Solarium |
| ✓ White goods     | ✓ Partially furnished | ✓ Jacuzzi  |
| ✓ Airconditioning | ✓ Barbecue            |            |

## EXCLUSIVE LUXURY VILLA IN MARBELLA

Discover this newly built villa with modern design, stunning sea views, and a prime location in Valdeolletas, Marbella. Villa 6 offers an exclusive lifestyle with top-quality materials, state-of-the-art technology, and spacious, light-filled interiors.

LOCATION: Marbella  
 BUILT AREA: 261 m<sup>2</sup>  
 PLOT SIZE: 347.66 m<sup>2</sup>  
 PRICE: 1.950.000 + VAT

### PROPERTY LAYOUT

Ground floor: Spacious open-plan living-dining area with kitchen, guest toilet, and direct access to the garden and pool.

First floor: Three large bedrooms, each with its own bathroom and private terrace.

Top floor: Large solarium with pergola and toilet, perfect for relaxation and enjoying the views.

Basement: 100 m<sup>2</sup> of multifunctional spaces with natural light (gym, games room, library, etc.), plus a full bathroom.

Elevator on all floors.

Underground garage with private parking space.

### FEATURES

Aerothermal heating and cooling system with underfloor heating.

Luxury materials: PORCELANOSA finishes, oak parquet flooring, and aluminum carpentry with double glazing.

High energy efficiency and smart home automation system.

Designer kitchen equipped with Siemens appliances.

Large glass windows maximizing natural light and enhancing the sense of space.

TWO MULTIPURPOSE ROOMS (gym, playroom, library, etc.): ~100 m<sup>2</sup>

ELEVATOR ON ALL FLOORS

SHARED UNDERGROUND GARAGE with individual parking spaces

Unbeatable location, just 5 minutes from Marbella city center and the beach.

Close to exclusive golf courses, international schools, and shopping centers.

DON'T MISS THIS OPPORTUNITY! Contact us for more information or to schedule a visit.





