

## 5 soverom Villa til salgs i Marbella, Málaga

3.695.000€



Introducing Villa Rosas, an awe-inspiring 5 bedroom villa nestled in the heart of the Nueva Andalucia Golf Valley, mere moments away from the beach and in close proximity to the opulent amenities of Puerto Banus and Marbella.

This exceptional property is situated on an expansive plot spanning over 1,218m<sup>2</sup> and is encompassed by the most prestigious championship golf courses in the region, including Las Brisas, Los Naranjos, and Aloha. Its enviable position renders Villa Rosas the ideal sanctuary for a Mediterranean lifestyle, whether as a holiday retreat or a permanent residence. The flawlessly designed exterior spaces of the villa lend themselves perfectly to embracing an outdoor way of life.

The alluring turquoise swimming pool, complete with integrated sun beds, is surrounded by lush tropical gardens, natural stone floors, Balinese sun beds, an al fresco dining area, and serene chill-out terraces.

Internally, Villa Rosas presents exquisitely crafted contemporary open-plan living areas. The lounge features floor-to-ceiling windows, a modern fireplace, and a generously proportioned dining area. The luxurious contemporary kitchen blends marble and oak wood to achieve a sophisticated aesthetic and is outfitted with top-of-the-line Miele appliances. The master suite has been intricately designed and adorned with opulence and comfort in mind, boasting direct access to the swimming pool area. The elegant and contemporary guest bedrooms, each with its own en-suite bathroom, offer either direct access to the swimming pool or stunning vistas of the tropical gardens.

Villa Rosas also offers a range of entertainment and wellness spaces. The remarkable TV lounge, located on the lower level, grants direct access to an elegant cocktail bar. Additionally, the villa features a stylish gym area, complemented by a bathroom, steam bath, and sauna.

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|------------------------------------|-----------------|----------------------------------|
| 5 soverom                          | 5 bad           | 447m <sup>2</sup> Bygg størrelse |
| 1.218m <sup>2</sup> Tomtestørrelse | Svømmebasseng   | South-east orientation           |
| 172 m <sup>2</sup> terrace         | Private garage  | 3 parking spaces                 |
| Private garden                     | Private pool    | Air conditioning                 |
| Central heating                    | Fireplace       | Jacuzzi                          |
| Gym                                | Solarium        | Double glazing                   |
| Dining room                        | Private terrace | Living room                      |
| Mountain view                      | Golf view       | Home automation system           |