

## 4 bedroom Villa for sale in Marbella, Málaga

3,600,000€



Brand new villa to be completed by the end of this year, 2023, located in the prestigious urbanization of Marbesa, approximately 13 kilometers East of Marbella town.

This fabulous villa, South facing, is designed over 4 levels, allowing for lovely views of the sea and surroundings from the first floor and solarium.

























The ground floor of 117 m<sup>2</sup> features an entrance hall with guest toilet; a spacious living / dining room with large, full height feature

Windows overlooking the terrace and pool area, and an open plan designer German kitchen Nolte Kuchen with breakfast bar. The kitchen also has direct access to the terrace and Barbecue area.

The first floor hosts a large master bedroom with dressing area and ensuite bathroom with an independent shower and designer bath, two further bedrooms and a family bathroom. Sea views.

The lowest level holds a huge multipurpose room, which could easily be transformed into a bar, gymnasium, entertainment area or cinema room; a bedroom with ensuite bathroom; a machinery room and a storeroom.

It has a good sized garden with pool, terrace areas and garage for two vehicles.

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|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                    |  3 bathrooms      |  435m <sup>2</sup> Build size |
|  670m <sup>2</sup> Plot size   |  Swimming Pool    |  near beach                   |
|  close to golf                 |  first line beach |  prestigious area             |
|  fitted kitchen                |  air conditioning |  floor heating                |
|  underfloor heating throughout |  beautiful garden |  terrace                      |
|  various terraces              |  covered terrace  |  sunny terraces               |
|  tennis court                  |  garage           |  pool                         |
|  private pool                  |  unfurnished      |  close to schools             |