

## 6 sovrum Grottahus till salu i Marbella, Málaga

3.250.000€

Set within the exclusive residential enclave of Rocío de Nagüeles, this charming Andalusian-style villa exudes timeless elegance and offers a rare combination of privacy, space, and character. Positioned on one of the largest plots in the area, the property enjoys serene views of the surrounding mountains and lush gardens, with partial sea views from the master bedroom balcony. Its enviable location places it just minutes from the prestigious Sierra Blanca, Marbella's Golden Mile, and the vibrant marina of Puerto Banús.

























The villa comprises six bedrooms and is thoughtfully laid out to offer comfort and practicality across two levels. A grand entrance hall welcomes you into the home and leads to a generous kitchen with a dining area and adjoining pantry, complemented by a formal dining room. The south-facing terrace can be accessed directly from the hall, inviting in natural light and garden views.

The left wing features a spacious living room with a fireplace, which flows seamlessly to three well-appointed bedrooms and a shared bathroom. Upstairs, two en-suite bedrooms offer privacy and stunning vistas, including the master suite with its own private balcony.

A separate guest house located above the garage which includes a kitchen, living area, bathroom, and sleeping quarters—ideal for visitors or live-in staff.

Outside, the grounds are equally impressive, boasting a large swimming pool, multiple lounge areas, a BBQ zone, and a beautifully landscaped garden. A long private driveway and two carport entrances provide ample parking and convenience.

This property is ideal for those seeking a refined and tranquil lifestyle in one of Marbella's most established and desirable neighbourhoods. Rocío de Nagüeles, adjacent to Sierra Blanca and just above the Golden Mile, is renowned

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|  6 sovrum                        |  4 badrum         |  624m <sup>2</sup> Bygg storlek |
|  1.703m <sup>2</sup> Tomtstorlek |  Simbassäng       |  Private garage                 |
|  4 parking spaces                |  Private garden   |  Private pool                   |
|  Mountainside                    |  Air conditioning |  Fully fitted kitchen           |
|  Utility room                    |  Fireplace        |  Basement                       |
|  Guest room                      |  Storage room     |  Alarm                          |
|  Solarium                        |  Double glazing   |  Dining room                    |
|  Barbeque                        |  Guest toilet     |  Private terrace                |