





## 5 sovrum Villa till salu i Marbella, Málaga

4.995.000€



Embrace the opportunity to own a property with modern luxury and contemporary comforts of city living. Villa ART BAY, an extraordinary and unique property, is perfectly positioned on the second-line beach in the heart of Marbella's city centre. A premium setting that guarantees quick and easy access to a beautiful sandy beach and a wealth of conveniences, with shops, restaurants, and cultural attractions. Distributed on four levels seamlessly connected by a private elevator, it creates a harmonious blend of modern elegance and timeless charm. The main level encompasses the entrance hall and three spacious en-suite bedrooms and access to the chill-out terrace adorned with a tranquil waterfall feature and a lush vertical garden, offering a peaceful retreat with absolute privacy. The expansive floor-to-ceiling glass windows flood the space with natural light. A contemporary staircase leads you to the second floor where you will find an open-plan living space seamlessly integrating the dining area and a cosy living room. A fully equipped kitchen that enjoys stunning sea views, a coffee bar corner for informal beverages, and a convenient guest toilet. The fantastic south-facing terrace provides captivating views of the sea and the lively promenade. At the top of the villa, an astonishing solarium offers panoramic views of the sea and the beautiful mountains. This outdoor haven is designed to enjoy the Mediterranean lifestyle, complete with a summer kitchen, lounge area, Jacuzzi, and al fresco dining corner. On the lower level you will find an exceptional entertainment experience, starting with a wine cellar where you can savor your favourite vintages in the luxurious lounge. Engage in friendly matches at the pool table or immerse yourself in a cinematic wonder with outstanding audiovisual equipment. For a unique touch of enjoyment, there's even a popcorn maker, primed to elevate your movie nights to a whole new level of fun. On this level, you'll also discover two guest bedrooms, a guest toilet, a laundry room with Miele appliances, and a technical room. The property boasts amenities such as underfloor heating throughout the house, spacious fitted wardrobes, air conditioning, and domotics, ensuring all your modern conveniences are met. Furthermore, the garage features a hydraulic elevator system, accommodating up to three cars. Noteworthy is the remarkable journey taken to obtain the building license for this unique property, spanning over more than 10 years – a proof of the dedication and careful planning that went

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|  5 sovrum                      |  6 badrum |  691m <sup>2</sup> Bygg storlek |
|  212m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Luxury   | <input checked="" type="checkbox"/> Lift   |
| <input checked="" type="checkbox"/> Good   | <input checked="" type="checkbox"/> Investment   | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Fully Furnished  | <input checked="" type="checkbox"/> Fully Fitted   | <input checked="" type="checkbox"/> Fitted Wardrobes   |
| <input checked="" type="checkbox"/> ensuite bathroom   | <input checked="" type="checkbox"/> Covered terrace  | <input checked="" type="checkbox"/> Close to Shops   |
| <input checked="" type="checkbox"/> Close to Sea   | <input checked="" type="checkbox"/> Close to schools   | <input checked="" type="checkbox"/> Close To Marina  |
| <input checked="" type="checkbox"/> Close to Golf  | <input checked="" type="checkbox"/> Beachside  | <input checked="" type="checkbox"/> Beachfront   |
| <input checked="" type="checkbox"/> alarm-system   | <input checked="" type="checkbox"/> Alarm System   | <input checked="" type="checkbox"/> Air conditioning   |



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