



## Detached Villa for sale in Marbella, Marbella

4.795.000 €

Referenz: R4280950 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 2.566m<sup>2</sup> Garten: 601m<sup>2</sup> Terrasse: 49m<sup>2</sup>





## Costa del Sol, Marbella

Welcome to Villa in Marbella East

Villa is an elegant single-level residence located in the peaceful residential area of El Real Panorama in Marbella East. With recent construction, this villa offers a luxurious lifestyle in a tranquil and serene environment, close to the future Four Seasons hotel and residences. With a built area of 388 m<sup>2</sup> on a plot of 2,483 m<sup>2</sup>, this property is a true gem that combines comfort, elegance, and privacy.

Bedrooms: 5

Bathrooms: 5

Built Area: 388 m<sup>2</sup>

Plot Size: 2,483 m<sup>2</sup>

### Property Description:

Upon entering Villa Choli, you'll find a sanctuary of peace surrounded by lush palm trees and banana plants. The main house accommodates the master bedroom and another bedroom, both with direct access to the pool. The master bedroom features a spacious walk-in closet and a luxurious bathroom.

The house boasts a spacious open-plan living room that seamlessly merges with the kitchen, creating a cozy and familial atmosphere. The kitchen is equipped with high-end appliances and features a wine room with a glass door. Additionally, there is a TV room and another bedroom with an en-suite bathroom. A service bedroom with a private bathroom completes the main layout.

The property includes a separate guest house with a garage for 3 cars and a painting room, as well as a fully equipped guest suite above the garage.

### Outdoors:

The villa offers an exceptional outdoor area, with a paddle/tennis court and a spacious garden. Additionally, it features an outdoor kitchen, a toilet, and a changing room, perfect for enjoying the outdoor lifestyle. Next to the impressive 14-meter long and 2.5-meter deep pool, there is an elegant outdoor dining area, ideal for gatherings and entertainment.

Note: Exterior photographs were taken in February 2024, while interior decoration images are digital representations.

### Property Highlights:

NEWLY BUILT SINGLE-LEVEL VILLA

PEACEFUL RESIDENTIAL AREA IN MARBELLA EAST

APPROX. 3.8 KM FROM THE CENTER OF MARBELLA

TENNIS COURT

14 M SWIMMING POOL

90X90 CM PORCELAIN TILE FLOORS. KERABEN BRAND

PVC CARPENTRY WITH DOUBLE GLAZING AND SOLAR FACTOR CORRECTION



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INTERIOR WOOD CARPENTRY, GRAY COLOR

GAGGENAU APPLIANCES: DISHWASHER, FREEZER AND REFRIGERATOR, INDUCTION, OVEN, WARMER, MICROWAVE

VIDEO INTERCOM

PORCELAIN SANITARY WARE, VILLEROY & BOCH BRAND. SUSPENDED TOILETS AND SINKS

GROHE FAUCETS

HOT WATER PRODUCTION THROUGH AEROTHERMAL SYSTEM

UNDERFLOOR HEATING THROUGHOUT THE HOUSE

HEAT PUMP

ELECTRICITY GENERATION SYSTEM THROUGH PHOTOVOLTAIC SOLAR MODULES

HOME AUTOMATION INSTALLATION





## Eigenschaften:

### Merkmale

Lagerraum  
Badezimmer  
Einstellungsschränke  
Tennisplatz  
Gastwohnung  
Versorgungsraum  
Grill  
Personalunterkunft

### Ansichten

Meer  
Garten  
Pool  
**Pool**  
Privat  
**Parken**  
Garage  
Mehr als eins

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe von Schulen

### Möbel

Nicht eingerichtet

### Energiebewertung

D

### Klimakontrolle

Kamin

### Zustand

Renovierung erforderlich

### Garten

Privat

### CO2 -Emissionsbewertung

E