

## Sales - House - Marbella

# 2.300.000€

Marbella

House



4



5



446 m2



1011 m2

Wonderful villa located in Elviria-Marbella, privileged location, luxurious promotion, located in Santa María Golf complex that has a select Country Club, in addition to being surrounded by the main golf courses on the Costa del Sol The villa has been meticulously designed in a modern style and contemporary, in high quality Porcelanosa, but at the same time with a functional distribution, which allows you to enjoy a comfortable and pleasant villa, where you can enjoy views of the Mediterranean Sea and the golf course. Unbeatable area surrounded by primary services, just 10 minutes by car from the center of Marbella, 15 minutes from Puerto Banús and 5 minutes from the best beaches on the Costa del Sol. House with 4 bedrooms, 4 en-suite bathrooms and a toilet, connected to all floors by elevator. On the ground floor we have a bedroom with an en-suite bathroom, a spacious living-dining room with an open kitchen and access to a magnificent terrace that is next to a beautiful 12x3m2 saltwater pool. The upper floor has 3 bedrooms, a dressing room and 3 en-suite bathrooms and the upper floor offers a solarium with a chill-out area to enjoy the magnificent sea views. Basement floor with garage for 2 or more cars and extra room for possible gym or cinema. Other extras: elevator, underfloor heating, solar panels, Porcelanosa tiles. Swimming pool, Fully equipped kitchen, Central heating, Golf view, Underfloor heating (bathrooms only), Wooden floors, Porcelain floors, Fitted wardrobes, Elevator, Garden view, Guest toilet, Panoramic view.

### Setting

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ North
- ✓ North East
- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West
- ✓ North West

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Garden
- ✓ Pool

### Garden

- ✓ Private

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury

### Condition

- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics

### Security

- ✓ Entry Phone
- ✓ 24 Hour Security

### Pool

- ✓ Private

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private



VILLA 2: DIAMOND PLANTAS / PLANS



PLANTA NIVEL -1 / FLOOR LEVEL - 1

D1. Garaje / Parking	42,30 m <sup>2</sup>
D2. Instalaciones / Facilities	19,75 m <sup>2</sup>
D3. Distribuidor / Hallway	45,85 m <sup>2</sup>
D4. Escaleras / Stairs	6,90 m <sup>2</sup>

PLANTA BAJA / GROUND FLOOR

D1. Vestibulo de Acceso / Lobby	16,10 m <sup>2</sup>
D2. Escaleras / Stairs	7,30 m <sup>2</sup>
D3. Cocina + Comedor / Kitchen + Dining	44,05 m <sup>2</sup>
D4. Sala de Estar / Living Room	26,90 m <sup>2</sup>
D5. Lavadero / Laundry	10,70 m <sup>2</sup>
D6. Baño 1 / Bathroom 1	3,15 m <sup>2</sup>
D7. Dormitorio 1 / Bedroom 1	19,60 m <sup>2</sup>
D8. Baño 2 / Bathroom 2	5,65 m <sup>2</sup>
T1. Terraza / Terrace	50,70 m <sup>2</sup>
T2. Terraza / Terrace	17,00 m <sup>2</sup>
T3. Terraza / Terrace Solarium	66,40 m <sup>2</sup>



PLANTA PRIMERA / FIRST FLOOR

D1. Distribuidor / Hallway	19,90 m <sup>2</sup>
D2. Escaleras / Stairs	8,25 m <sup>2</sup>
D3. Vestidor / Dressing Romm	8,00 m <sup>2</sup>
D4. Dormitorio Ppal / Master Bedroom	18,95 m <sup>2</sup>
D5. Baño 1 / Bathroom 1	7,80 m <sup>2</sup>
D6. Dormitorio 2 / Bedroom 2	13,70 m <sup>2</sup>
D7. Baño 2 / Bathroom 2	6,90 m <sup>2</sup>
D8. Dormitorio 3 / Bedroom 3	13,70 m <sup>2</sup>
D9. Baño 3 / Bathroom 3	6,75 m <sup>2</sup>
T1. Terraza / Terrace	20,60 m <sup>2</sup>



PAVIMENTO FORMATO 100 X 100



CALIZA NATURE  
CALIZA NATURE C-3



PORCELANOSA  
PARTNERS















