

**Ref.-ID: MIBGR4437310**

**Marbella**

**House**



Exceptional 6 bedroom luxury villa for sale in Valdeolletas, just a few metres from the centre of Marbella and its magnificent beaches. Strategically located between Nagüeles, Sierra Blanca and the commercial centre of La Cañada and just a few metres from the Marbella ring road, this classic Villa offers 6 bedrooms in a constructed area of more than 600 m2, as well as spacious terraces, a mature garden, an original private swimming pool and a unique basement converted into a "Txoco". It is a high quality villa, spacious and solid with a perfect south and west orientation, with magnificent views from the upper floor. On the main floor there is a welcoming entrance hall leading to an office, a spacious living room with large windows, a beautiful formal dining room with direct access to a large terrace overlooking the garden and swimming pool. On this same main floor there is a large fully equipped kitchen with a more modern design and equipped with several work areas and large windows. Through the kitchen there is access to a separate side area with 3 bedrooms and a complete bathroom. Through an elegant staircase we access the upper floor where we find a spacious living room with a perfect south orientation and magnificent views. On one side is the master bedroom with an anteroom, a large dressing room and an en-suite bathroom. At the opposite end there are 2 further bedrooms sharing a full bathroom. In short, a classic luxury villa with 6 spacious bedrooms, fully equipped and decorated for a large family and also located in one of the best residential areas of Marbella just a few minutes from the centre of Marbella and its magnificent beaches, but also just 10 minutes drive from Puerto Banus, several international schools such as Aloha College, Swans, Colegio Laude, the best golf courses on the Costa del Sol and 40 minutes from Malaga International Airport.

**Setting**

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private

**Orientation**

- ✓ South
- ✓ West

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Basement

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Private

**Condition**

- ✓ Restoration Required

**Furniture**

- ✓ Optional

**Category**

- ✓ Resale

**Pool**

- ✓ Private

**Kitchen**

- ✓ Fully Fitted























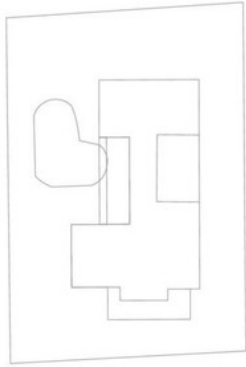








## PLANTA SÓTANO



PARCELA VIVIENDA

### CUADRO DE SUPERFICIES PLANTA BAJA

PORCHE DEL 50%	15.54
VESTIBULO PRINCIPAL	4.45
RECIPIENTOR	21.71
SALÓN PRINCIPAL	31.45
DESPACHO	10.13
COMEDOR	23.18
PORCHE	36.72
COCINA	17.27
DORM 3	17.99
DORM 4	12.22
DORM 5	8.05
BAÑO P. BAJA	5.29
ARMARIOS	3.31
PASILLO PL. BAJA	4.52
C. INSTALACIONES	6.14
TOTAL SUP. UTIL P. BAJA	217.97 M2

### PLANTA ALTA

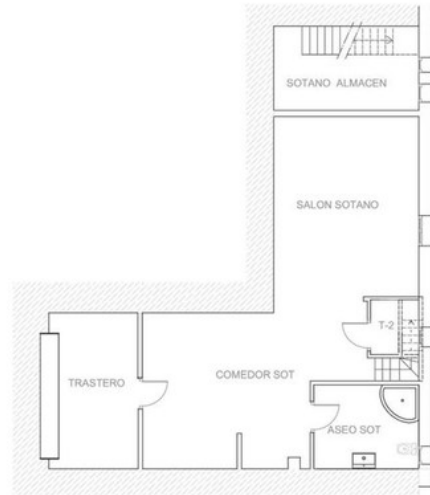
TERRAZA	4.64
VESTIBULO	9.56
BAÑO 1	9.89
DORM PRINCIPAL	26.56
SALA	14.45
VEST. PL. 1ª	10.83
PASILLO	12.20
SALÓN ESTAR	34.51
DORM 1	19.90
DORM 2	17.21
BAÑO	6.18
DISTRIBUIDOR	3.56
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TOTAL SUP. UTIL P. ALTA	177.04 M2

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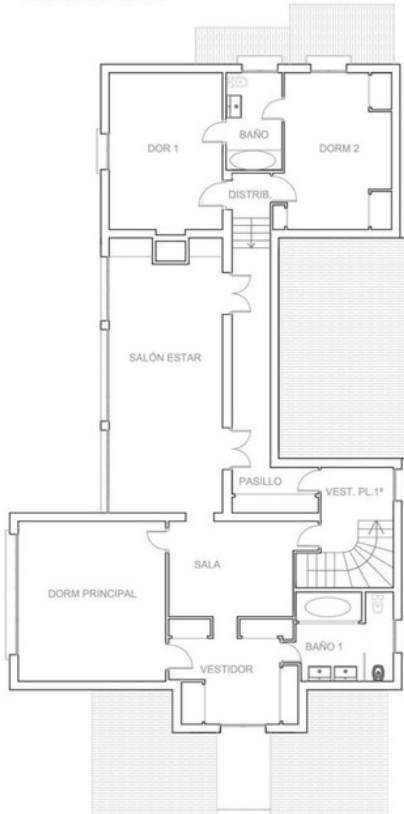
ALMACEN SOT	13.36
SALÓN Y COCINA	64.02
TRASTERO-GYM	13.76
ASEO	9.58
T-2	2.91
TOTAL SUP. UTIL P. SÓTANO	103.62 M2

TOTAL SUPERFICIE UTIL 498.63M2

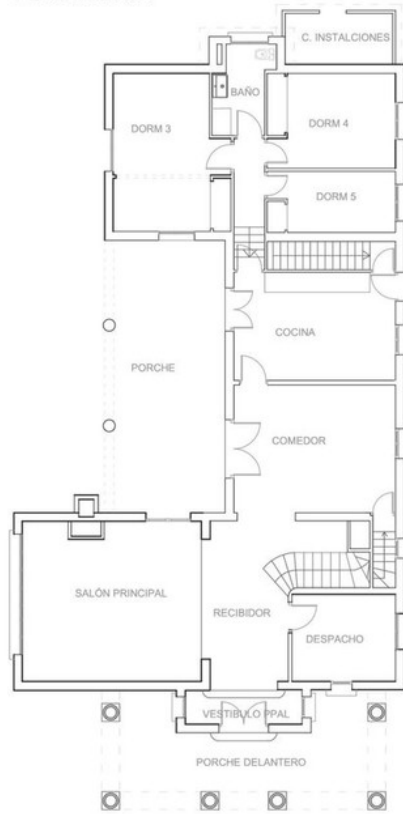
TOTAL SUP. CONST P. SÓTANO	138.73 M2
TOTAL SUP. CONS P. BAJA	291.77 M2
TOTAL SUP. CONST P. ALTA	207.56 M2
TOTAL SUPERFICIE CONST.	638.06 M2



## PLANTA ALTA



## PLANTA BAJA



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