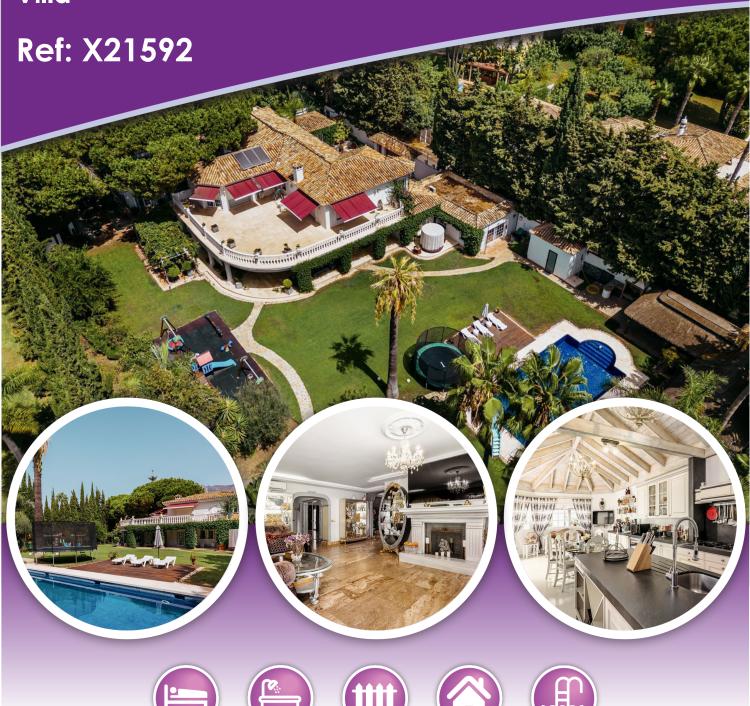
# Marbella Villa

€3,500,000







Emissions

Applied for

Tel: +34 950 615 388 www.spanishpropertychoice.com

**Mojacar Office**Paseo del Mediterráneo, 363

**Albox Office** Avenida Lepanto, 15

2.525 m<sup>2</sup>

724 m<sup>2</sup>



Huércal-Overa Office Ctra. Estacón, 143

# Ref: X21592 — https://www.spanishpropertychoice.com/X21592

### **Property Purchase Expenses**

#### Standard form of payment

- \* Prices quoted in Pounds are illustrative and should only be used as a guide.
- \* Transfer tax is based on the sale value or the cadastral value whichever is the highest.
- \* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.
- \* Price valid until sold
- \* Conveyancing not included
- \* The DIA is available at our office according to the Decree 218/2005

# **Description**

This stunning luxury house for sale in the heart of the Golden Mile of Marbella is set in the well-established community of Rocio de Nagüeles, close to all amenities of the famous Golden Mile, legendary Puerto Banús, Marbella center and Nueva Andalucía, The beaches, golf courses, tennisclubs, international schools and fine restaurants will be on your doorstep. Nestled on a large plot of 2.525 m², the 2-level south-facing house of 724 m² is blessed with anunmistakable classic Mediterranean style and timeless elegance. It features gorgeous living anddining areas and 5 bedroom suites (3 with underfloor heating). The ground floor offers animpressive entrance hall, a living room with a fireplace, a separate formal dining room, a large-cottage style kitchen with an island and a breakfast area, a laundry, a playroom, a guest bathroomand 4 en-suite bedrooms. The magnificent Master bedroom on the first floor boasts a delightfuldressing area with a central beauty island, a luxurious bathroom with Jacuzzi and partial sea viewsfrom Master terrace. A garage can host 2 of your cars, and there is parking outside for 2-3 cars. Theclimbing plants add an extraordinary charm to the cozy terraces (of 38 m²). The garden features an automatic irrigation system, water supply and gas tank. A lovely chiringuitowith exotic roof next to the heated swimming pool has a bar, chill out, barbecue and al fresco diningareas. The decked sunbathing areas invite to enjoy sun and warm weather. This is a perfect familyproperty and it has a garden house and a playground for children as well as a water slide and otherkids' recreation facilities. There is also a separate office on the plot with a fireplace and a thatchedroof. A garden sauna is another great reason to spend time with family and friends, relax and getaway from the daily troubles. Surrounded with lush subtropical greenery and similar luxury properties of the high-end Golden Mile of Marbella, the luxury house come in good condition, with solarium, storage and utility rooms, luxurious and s

<sup>\*</sup> A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible