



## Frakoblet villa til salg i Marbella, Marbella

4.995.000 €

Reference: R5308627 Soveværelser: 5 Badeværelser: 6 Grundstørrelse: 1.489m<sup>2</sup> Byg Størrelse: 420m<sup>2</sup>





## Costa del Sol, Marbella

Modern, brand-new luxury villa in the heart of Marbella, located in the exclusive residential area of La Merced.

Built in 2024, this unique property combines privacy, elegance, contemporary design, and an unbeatable location, just minutes from the beach and premium amenities. With a 1,485 m<sup>2</sup> plot and 420 m<sup>2</sup> of living space, this villa offers spaciousness, natural light, and maximum comfort. Distributed over three floors, the ground floor comprises a grand entrance hall, a magnificent living-dining room with several distinct areas seamlessly integrated with the outdoors thanks to its large windows connecting the spacious terraces, the pool, and the garden, a guest toilet, a fully furnished and equipped kitchen, laundry room, a staff bedroom with en-suite bathroom adjacent to the kitchen, and two spacious bedrooms with two en-suite bathrooms. The first floor features a large master suite with access to a spacious terrace, comprising a large bedroom, dressing area, and bathroom, plus another bedroom with an en-suite bathroom. The third floor features a large solarium terrace with panoramic views of Marbella. Large parking area inside the plot.

Key Features:

1,485 m<sup>2</sup> plot with landscaped garden and private pool

420 m<sup>2</sup> of living space with contemporary architectural design

5 bedrooms, 5 bathrooms plus guest toilet

Solarium with chill-out area and panoramic sea views

Modern kitchen with high-end finishes and premium appliances

Aerothermal heating and central air conditioning system

Spacious terraces and large windows that maximize natural light, top-quality materials and luxury finishes

The villa is located in La Merced, one of the most sought-after areas in the center of Marbella, with immediate access to fine dining restaurants, shopping areas, health centers and leisure facilities. A safe, quiet and sophisticated environment, ideal for those seeking privacy without sacrificing proximity to everything Marbella has to offer. An exceptional location in the heart of Marbella's city center, a privileged area close to beaches, international schools and all the services and attractions of Marbella.

An ideal property for families seeking an exclusive and spacious home in the heart of Marbella or for investors looking for a high-value property on the Costa del Sol. Clients seeking luxury, comfort, and contemporary style in a premium location.

Request more information or schedule a private viewing. This property is a unique opportunity to enjoy the luxurious lifestyle in Marbella.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Solarium  
Wifi  
Værktøjsrum  
Domotics  
Personale indkvartering

### Synspunkter

Hav  
Bjerg  
Have  
Pool

### Pool

Privat

### Have

Privat

### Kategori

Luksus

Moderne

### Orientering

Syd

### Indstilling

Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
By  
Tæt på skov

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
Alarmsystem  
Elektriske persienner  
Indgangstelefon  
Sikker

### Klimakontrol

Aircondition

### Tilstand

Fremragende  
Ny konstruktion

### Køkken

Fuldt monteret

### Parkering

Privat  
Mere end en