



## Villa in Marbella

**Price: 3,900,000 €**

Reference: M460325 Bedrooms: 6 Bathrooms: 6 Plot Size: 3,098m<sup>2</sup> Build Size: 824m<sup>2</sup> Terrace: 200m<sup>2</sup>





## Location: Marbella

This fantastic and comfortable villa is built on a 3098m<sup>2</sup> plot and offers 824m<sup>2</sup> built with 200m<sup>2</sup> terraces, 6 bedrooms, 6 bathrooms, 3 en suite and a guest toilet. It enjoys an impressive double height entrance hall with a wide staircase leading to the upper floor and the ground floor leads to large living rooms with completely different atmospheres. An impressive and spacious living room that enjoys a central fireplace and direct access to the terraces and gardens. A large dining room that connects to a private office or relaxation room before entering the kitchen. The kitchen is modern and fully equipped with high quality appliances, it has a breakfast area and a laundry area. All rooms are spacious with high quality luxury bathrooms. On the ground floor are the garages, a cinema room and an ideal room for large parties or events, staff quarters and direct access to the gardens and the pool area. Several covered and uncovered terraces surround the property. The plot is on one level and has well-kept gardens with a large pool and Gazebo with a beautiful barbecue area and pond. The property is secure with security cameras around the perimeter and within the property.

Located in Atalaya Río Verde, an elegant residential area just a few minutes walk from Puerto Banús and very well located. A luxury family villa in an exclusive and quiet location with nearby amenities and services.

## Features:

### Features

- close-to-schools
- mountain-views
- sea-views
- 24-hour-security
- double-glazing
- pool-views
- underfloor-heating
- walking-distance-to-beach
- private-garden
- storage-room
- heating
- alarm-system
- air-conditioning
- swimming-pool
- walking-distance-to-amenities