

**Marbella**

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## Beautiful off plan villa with 3 bedrooms in a golf course resort in Marbella East

constructed area:	367 m <sup>2</sup>	energy certificate:	in process
plot area:	771 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,375,000.-</b>



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## Details:

Contemporary, lavish villa with 3 bedrooms and 3 bathrooms with quality steel bathtubs and electric underfloor heating system. The villa offers airconditioning in the living room and bedrooms with independent control, as well as a salt water swimming pool.

The installation of home automation will be a basic one to control curtain motors, lighting, heating systems and alarms, prepared for the extension of functions according to the customer's preferences. This installation has the option to be controlled via internet with the Icon App, which is specially designed for this purpose.

The house will be equipped with an alarm installation with interior motion detectors and window sensors. A pre-installation of intrusion control barriers in the garden will be provided. Furthermore the complex offers a concierge service.

Landscaped Mediterranean garden. The irrigation installation and lighting pre-installation in the gardens can later be customized by the buyer.

Located in elevated position in a golf resort directly on the golf course with stunning sea views. This perfect location is only a 5 minutes drive to the old town Marbella, 10 minutes to Puerto Banus and 35 minutes to the Malaga International Airport.

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### **Location & surrounding area:**

Marbella is the most elegant holiday destination on the Costa del Sol and offers not only a yacht harbour and splendid villas, but also a beautiful historical old city.

The city is also known for its pleasant sunny climate conditions, its heavenly beaches and the pulsating lifestyle.

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Light-flooded living and dining area



Alternative view of the living area with pool views



Well-maintained outdoor area with pool



Inviting entrance area with carport