

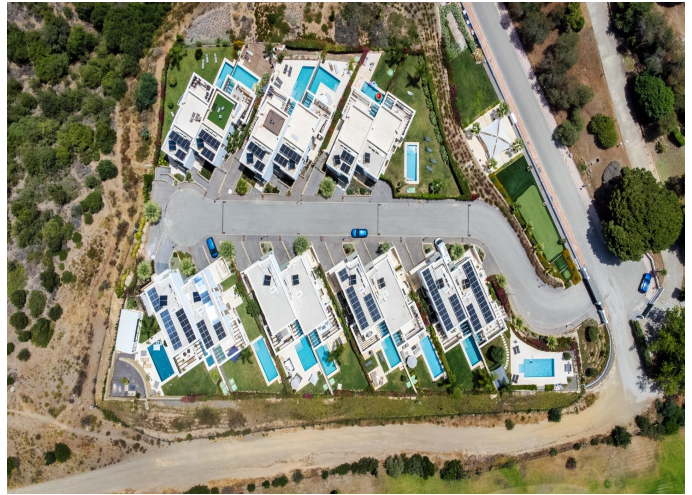
€ 1,645,000

Ref: 03020

## Detached House for sale in Marbella

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5 Bedrooms | 3 Bathrooms | 314 m<sup>2</sup> Interior | 283 m<sup>2</sup> Plot | **Garage** Yes |



### Property Description

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Introducing a stunning, new-to-the-market semi-detached villa with glorious views of the sparkling Mediterranean and the lush greens of Cabopino Golf Course below. Tucked away amidst a backdrop of undulating Andalusian terrain, the property resides in the charmingly modern, gated community of Green Hill Marbella, combining modern luxury with the natural beauty of Andalusia.

Enter this beautifully designed property via stairs that take you up from street level, elevating you to magnificent entrance doorway. Step inside to be welcomed by a double-height ceiling that sets the tone for the luxurious living spaces within. A cloakroom is hidden around the corner, next door to a small alcove that new owners could fit with a wine fridge. A conveniently located cloakroom and guest toilet are tucked away, hinting at the thoughtful design and attention to detail that define this property. The entryway gives a first glimpse of the supreme quality of fittings and furnishings, with custom designer basins, faucets, bespoke artwork, and opulent wall designs teasing the rich interiors that await.

Progressing further into the property takes you to the heart of the villa: a beautiful open-plan kitchen and living area, where the opulent furnishings are even more abundant. A bespoke

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Rimadesio cabinet overlooks the space, whilst floor-to-ceiling windows create a bright and spacious atmosphere. The fully-fitted kitchen features gorgeous walnut-style cupboards and drawers, and a spacious island adorning a beautiful white Dekton marble countertop that presents easy access to the rest of the living area, making it the perfect space for entertaining. There are several functional spaces in the living area itself mainly equipped with Italian and Danish design furniture and lamps, including a circular marble dining table, a place for lounging and socialising, and a reading corner that is accompanied by a sleek hanging fireplace. This area also adorns a unique 190×250 oil painting Danish artist René Holm, whilst other works of art throughout the house have been thoughtfully assembled, with a flavour of Marilyn Monroe bringing the Hollywood glamour.

Making one's way to the upper floor brings you to three of the property's five bedrooms, including a divine master suite. A private balcony highlights the spectacular sea, golf and hill views, the walk-in closet features more Rimadesio furnishings, and the ensuite has a bespoke shower head with a value of 5000 euros alone, and is embellished by luxury Dornbracht bathroom fittings, a feature the other bathrooms throughout the villa also possess. The other two bedrooms on this floor share a full bathroom and are connected by a hallway illuminated by designer lamp fittings from Israelien company Aqua Creations.

Moving back downstairs to lower level, one encounters the last two bedrooms, separated by a lounge and cinema den. What better feeling is there than to stretch your legs out and watch a movie on a big screen after a long day of work? Here, that experience is taken to the next level, with custom sunken sofas providing ultimate viewing and relaxation. The lounge area features yet more designer ornaments, including sofa and table from Italian brand, Minotti, Flos lamps and light fittings, and high-end Auping beds in all bedrooms, serving as highlights of the many designer labels on show. The two bedrooms share a bathroom featuring an iconic neon sign, and a rain-down shower exudes more luxury. This floor, being on street level, also features a half-sized garage/store room/maintenance room. This multifunctional area is accessible from the exterior of the property through a garage door.

In the summer sun, the private garden becomes a haven of beauty and relaxation. A private pool has an extension to give swimmers some shade, and it can be heated should new potential owners desire. Sun loungers give residents a space to soak up some rays and an outdoor dining table serves as an oasis to enjoy alfresco meals. A rarity that the villa boasts is having sea views at ground level, a feature that can be enjoyed whilst cooking on the BBQ grill or listening to music through the built-in Sonos speakers. An awning that can extend further over part of the garden has an automated system for easy use, providing a shady refuge, and an irrigation system keeps the garden luscious and verdant.

The gated community of Marbella Green Hill is a modern community of semi-detached homes with a covered picnic area and practice putting green, both part of the offering. Compared with its neighbours, this property offers that upgraded value proposition, with the interior fittings and furnishings being included and worth an approximate 400,000 euros. The high-quality details are endless and extend beyond the furnishings; Pietra Grey marble flooring, Sun Guard windows, ceiling-height doors for every room, and underfloor heating throughout the property are just a few examples. Security is also a key feature, with an alarm system and cameras throughout the house as well as a state-of-the-art perimeter surveillance/camera system covering the entire Green Hill community.

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