

## Luxury Villa for sale in Marbella

6 Bedrooms | 5 Bathrooms | 555 m<sup>2</sup> Interior | 55 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

Exclusive Contemporary Villa, in a privileged location, just 15 minutes walk from the sandy beach of The Golden Mile, Puerto Banús, close to Golf Courses, 5 minutes by car from the Center of Marbella and San Pedro, and 35 minutes from Malaga Airport.

This unique, majestic villa is located in the luxurious private urbanization Atalaya de Río Verde at the beginning of the Golden Mile and the luxurious part of Puerto Banús with the lower part of Nueva Andalucía towards the beach. This bright and spacious villa is built on a tropical style setting, a mix of modern style in the interiors with a classic touch in the exterior design, giving it great character.

It provides a cozy atmosphere thanks to its fluid distribution and great privacy throughout the house. The main floor has a large open plan living room with access to a pleasant lounge and its tropical gardens with private pool facing south.

On the same floor, there is a spacious living room, fully equipped kitchen with high-end appliances, guest toilet, and the main entrance to the house, as well as a second living room that can be used as a 7th bedroom if necessary. . On the upper floor, three large bedrooms with en-suite bathrooms and

access to the terrace with beautiful views of La Concha and some partial views of the sea. On the garden floor, two bedrooms with en-suite bathrooms, and a large living room that can also have other uses such as a cinema room or gym, from which you can access the garden and pool, laundry area, and garage.

The villa has a fully illuminated garden with a swimming pool and relaxation area to enjoy the wonderful climate of Marbella, with 24-hour security. There is enough space to add additional bedrooms to the house and also possibilities to extend the garage to easily fit 5 cars.

Located on a very quiet street within a private community that is not busy at all and has a large prestigious neighborhood, like the entire urbanization. It is just a residential complex of villas with many parking spaces in front of each villa. IT IS PRICED BELOW THE MARKET VALUE FOR A QUICK SALE. Other villas around this one, with a similar plot or some additional square meters, are currently for sale for more than 6 million euros.

THIS OPPORTUNITY IS REALLY A MUST SEE.