

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 4 BATHROOMS IN MARBELLA

📍 Marbella

REF# BEMR4806370 €3,975,000

BEDS

5

BATHS

4

BUILT

813 m<sup>2</sup>

PLOT

1050 m<sup>2</sup>

TERRACE

496 m<sup>2</sup>

New Development: Prices from €3,975,000 to €3,975,000. .

This charming house is located within walking distance to the town, promenade and private British International School. Situated on an elevated position facing south, it benefits from sea and mountain views as well as sunlight throughout the day.

The property is situated just minutes away from Marbella Old Centre and glamorous Puerto Banús (5 min). All kinds of amenities are at hand: beaches and beach clubs, iconic luxury hotels, night clubs, golf courses, tennis clubs, restaurants and bars, etc.

Main level

On the main level the spacious living room is separated into sitting and dining area. There is also an open plan, fully equipped stylish kitchen, a bedroom with en-suite bathroom and a guest toilet. The outdoor area has the swimming pool, a barbecue area and kitchen. The upper-level features master bedroom with en-suite bathroom and direct access to a terrace with sea views. There are also two bedrooms sharing a

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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bathroom, both open onto the terrace as well.

## Basement area

The basement area hosts a Finnish sauna, gym, spacious bedroom, store room, cinema room, guest toilet, TV zone and individually designed bar. The furniture and carpets are provided by famous Italian brands "Bonaldo", "Ditre" "Talentì". Extra features include the alarm system, underfloor heating throughout, air conditioning and wooden floors in the bedrooms. In addition, there is a space to park 3 cars.

## Unique Features

This eco-friendly, well-planned and functional 3-level house of 813 m<sup>2</sup> has been designed and built with excellent quality materials, wooden floors, large windows that allow natural light to enter all rooms while connecting nature and architecture. The 1.050 m<sup>2</sup> plot provides the special Mediterranean atmosphere that dominates the Marbella area. It also has majestic pine trees that actively participate in the creation of this compelling atmosphere. This smart luxury house comes for sale with sophisticated lighting and ceiling design, ceiling cooling system, home automation, alarm, automatic irrigation system, BBQ, fitted wardrobes, double glazing, etc.



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