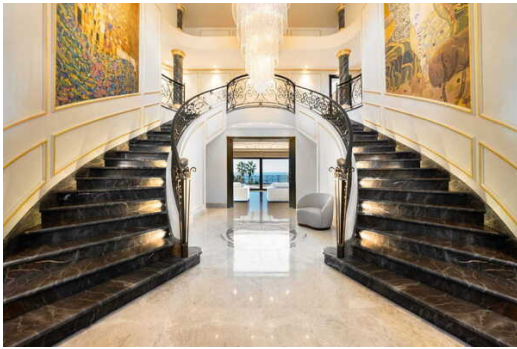


# This stunning luxurious villa is being built in the prestigi

Spain, Marbella

Villa - REF: TGS-A3144



Nº Bedrooms: 7	Nº Bathrooms: 7	Nº People: 14	Parking	M² built: 1 m²	M² plot: 1 m²	Wifi	Private pool
Private SPA	Private garden	Beach Front	Sea view	Garden View	Private lift	Air conditioning	BBQ
Dishwasher	TV	Washing machine	Store Room	Gym/Fitness	Massage room	Cinema/tv room	

## Activities in resort

Cycling	Golf	Hiking	Mountain-Biking	Riding	Sailing	Surfing	Tennis
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**This stunning luxurious villa is being built in the prestigious hillside development of Los Monteros located in the heart of the Costa del Sol. It is surrounded by golf clubs and benefits from astonishing subtropical landscapes, mountain and sea panoramic views and high level of privacy and security (closed, circuit cameras, 24-h security.)**

Set on a magnificent 1.700 m² plot, the luxury property features an imposing 3-storey royal-style villa with south orientation and a separate guest or staff apartment offering a salon, independent kitchen and library/office with large terraces. The main house of 1.200 m² is accessible from the ground floor through a spectacular entrance hall with a 10 m high ceiling, fine marble floor and imperial staircase. It leads to a lounge, dining room and fully equipped gorgeous kitchen. The first floor accessible by marble stairs or elevator offers 5 serene bedrooms with en suite bathrooms, dressing rooms and large terraces with 180° views across the Mediterranean all the way to Africa and Gibraltar. The underground floor features an entertaining and wellness areas: a large game room, home cinema, indoor pool, gym, Jacuzzi, sauna and Hammam.

The high-quality materials, thoughtful design and interior distribution, state of the art multimedia center, Domotic and home automation technologies, air conditioning, underfloor heating, double glazing, fitted wardrobes, 4 guest toilets, storage, solar panels and many other luxurious features will make this breath-taking property a very comfortable, eco-friendly and safe place to enjoy the most exclusive Mediterranean lifestyle. Top quality wooden and marble flooring, glass doors, stylish accent walls and wall panels, sophisticated lighting and ceiling design add to its exclusivity. Security entrance, alarm, security window bars will give you peace of mind. Three parking areas (two covered for 6 and 2 cars and one exterior for 4 cars) will host your luxury car collection. Guest cars can be parked in the alley allowing you to host sizeable events

at your leisure.

Delightful outside area fits the style of the stylish luxury retreat, adding it a special southern charm: well-groomed landscaped gardens, green lawns, tranquil indoor patio, heated cascade zero level pool, outdoor Jacuzzi, fantastic 250 m<sup>2</sup> covered and sunny terraces, chill-out, sun-bathing, BBQ and al fresco dining areas. What an idyllic setting! The stunning scenery, spectacular views, relaxing atmosphere and a feeling of spaciousness will ensure the most pleasant lifestyle in these peaceful natural surroundings.

This amazing home will provide a private bubble away from the worries of everyday life and you will really enjoy privacy and peace of the tranquil, well-maintained and secure community. The residential area is characterised by the gently sloping hills, Mediterranean umbrella pine forests and finest sandy beaches with protected white dunes. No wonder it is so popular with tourists, full-time residents and holiday home owners alike. With good access to the main road, it is conveniently located within easy reach of everything, including Marbella historical centre (10min), Puerto Banus, pretty marina of Cabopino, a rather intimate version of port Banus. It is a short drive from the finest beaches, golf courses, supermarkets, high-end restaurants and beach bars 'chiringuitos', hospital Costa del Sol, tennis clubs, international schools (English, Spanish, German), trendy beach clubs, etc. A true paradise with all amenities at your feet!

## Taxes and fees

*Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.*











