



REF: # 2330

MARBELLA (NUEVA ANDALUCIA)



#### INFO

**PRECIO:** 3.250.000 €

**TIPO:** Villa

**CIUDAD:** Marbella  
(Nueva  
Andalucia)

**HABITACIONES:** 5

**Baños:** 4

**Construidos ( m2 ):** 685

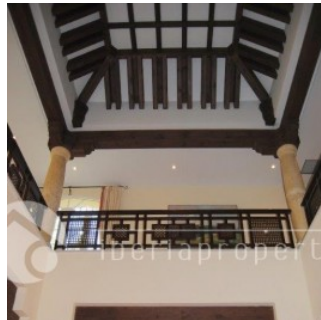
**Parcela ( m2 ):** 3.007

**Terraza ( m2 ):** 279

**Años:** -

**Planta:** -

**MENSAJE** 3.490.000 €

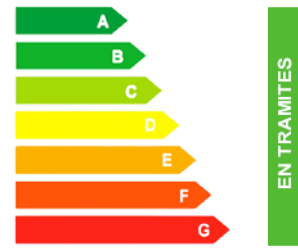


#### DESCRIPCION

Altos Reales, Marbella. A unique south facing villa with fantastic sea view and private tropical garden. The property is very secluded. It has a spectacular Moorish entrance hall with high ceilings, living room, library / living room with fireplace, dining room, office, kitchen, guest toilet, Andalusian patio and covered terraces. Top floor 3 bedrooms each with private bathroom, open terrace with views of Africa and Gibraltar. Separate guest house has a living room, patio / porch, 2 bedrooms, bathroom and kitchen. Air conditioning hot / cold. Guest rooms in the main house are very spacious: 42 and 46 sqm. Underfloor heating in the bathrooms. Alarm system. Heated swimming pool. Pool Bar / Grill place (shower / toilet / changing facilities). Ground-level garage for 2 cars. If necessary, the house is approximately 150 sqm expandable. A palm-lined road takes you to the exclusive and green urbanization of Altos

Reales, always closed at the entrance gate with guardhouse. This magnificent property is located in an exclusive and secure residential area with approximately 150,000 sqm of land with 40 villas and 25 luxury apartments. There is a security guard at the entrance barrier around the clock, plus a night guard patrolling, the complex is also completely fenced. Safety has top priority, entrance to complex only after telephone consultation with the owner, in all there are about 12 road sections which are monitored by 15 cameras and 30 cameras in perimeter. Large communal green areas, children's play area and paddle tennis court, 2 minutes drive from Marbella center, 7 min. to Puerto Banus. International schools in a short distance. Security, safety and play facilities for children / low-traffic roads, paddle court, private playground, freely accessible Mediterranean gardens, shady pine grove. For the LATEST properties, [CLICK HERE](#)

#### CERTIFICADO ENERGETICO



|                                                                                         |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ESTILO</b> <ul style="list-style-type: none"> <li>Mediterraneo</li> </ul>            | <b>VISTAS</b> <ul style="list-style-type: none"> <li>Panoramico</li> <li>Vistas al mar</li> <li>Vistas a la montaña</li> </ul>                                                                                                                                                                                                                         | <b>AIRE ACONDICIONADO</b> <ul style="list-style-type: none"> <li>Central</li> </ul>                                      | <b>DISTANCIA A :</b> <div>Playa : 4 Km</div> <div>Aeropuerto: 70 Km</div> <div>Ciudad : 3 Km</div>                                                                                                                                                                                                                                                                         |
| <b>ORIENTACION</b> <div>Sur</div>                                                       | <b>AMUEBLADO</b> <ul style="list-style-type: none"> <li>Sin amueblar</li> </ul>                                                                                                                                                                                                                                                                        | <b>PARKING NO. DE COCHES</b> <div>Garage no. de coches : 2</div> <div>: 4</div>                                          | <b>AREAS</b> <ul style="list-style-type: none"> <li>Oficina</li> <li>Trastero</li> <li>Baño en dormitorio</li> </ul>                                                                                                                                                                                                                                                       |
| <b>SUELO</b> <ul style="list-style-type: none"> <li>Azulejos</li> <li>Madera</li> </ul> | <b>HABITACION DE INVITADOS</b> <div>Sala de estar: 50 m m</div> <div>Cocina : 1</div> <div>Habitaciones:2</div> <div>Baños : 1</div>                                                                                                                                                                                                                   | <b>COCINA</b> <ul style="list-style-type: none"> <li>Cocina cerrada</li> <li>Cocina equipada</li> <li>Granito</li> </ul> | <b>JARDÍN Y TERRAZAS</b> <ul style="list-style-type: none"> <li>Terraza cubierta</li> <li>Terraza abierta</li> <li>Luces exteriores</li> <li>Pista de tennis</li> <li>Arboles frutales</li> <li>Palmeras</li> <li>Parque infantil</li> <li>Paisajista</li> <li>Vallado</li> <li>Cesped</li> <li>Muros de piedra</li> <li>Pista de padel</li> <li>Jardín privado</li> </ul> |
| <b>CALEFACION</b> <ul style="list-style-type: none"> <li>Calefacion en baños</li> </ul> | <b>EXTRA</b> <ul style="list-style-type: none"> <li>Armarios empotrados</li> <li>Alarma</li> <li>Puerta de seguridad</li> <li>Doble cristal</li> <li>Videocamara en puerta</li> <li>Satellite TV</li> <li>Guardia de seguridad</li> <li>Video vigilancia</li> <li>Trastero</li> <li>Lavanderia</li> <li>Agua purificadora</li> <li>Internet</li> </ul> | <b>CERTIFICADO ENERGETICO</b>        |                                                                                                                                                                                                                                                                                                                                                                            |

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