





Marbella East

## Villa Melana - Beautiful House with Panoramic Views, Los Altos de los Monteros, Marbella East

 7
  7
  834 m<sup>2</sup>
 570 m<sup>2</sup>
 1.700 m<sup>2</sup>



community 33 €  
month

garbage 139 €  
year

ibi 4.505 €  
year

for sale 5.495.000 €

EPC: 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.

## Marbella East

# Villa Melana - Beautiful House with Panoramic Views, Los Altos de los Monteros, Marbella East

This stunning luxury 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 a high level of privacy and security (closed, circuit cameras, 24-h security).

Set on a magnificent 1.700 m<sup>2</sup> plot, the luxury property features an imposing 3-storey royal-style villa with a south orientation and a separate guest or staff apartment offering a salon, independent kitchen and library/office with large terraces. The main house of 834 m<sup>2</sup> 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 a 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 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 centre, 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, and 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 ...

Reference	263-02943P	Beds	7	Built excluding terraces m <sup>2</sup>	834
Type	Villa	Baths	7	Interior m <sup>2</sup>	---
Location	Marbella East	En-suite Baths	---	Terrace m <sup>2</sup>	570
		Guest Toilets	4	Plot m <sup>2</sup>	1.700
		Pax	---		
Pool	---	Community	33 € / month	Levels	0
Garden	---	Garbage	139 € / year	Floor	---
Garage	---	IBI	4.505 € / year	Orientation	
Parking slots	---	Construct Year	2013	EPC	40,70 kWh/m <sup>2</sup> 7,20 KgCO2/m <sup>2</sup>

For Sale

**5.495.000 €**

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cars can be parked in the alley, allowing you to host sizeable events at your leisure.

The delightful outside area fits the style of the stylish luxury retreat, adding a special southern charm: well-groomed landscaped gardens, green lawns, tranquil indoor patio, heated cascade zero-level pool, outdoor Jacuzzi, fantastic 570 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 the privacy and peace of the tranquil, well-maintained and secure community. The residential area is characterised by gently sloping hills, Mediterranean umbrella pine forests and the finest sandy beaches with protected white dunes. No wonder it is so popular with tourists, full-time residents and holiday homeowners alike. With good access to the main road, it is conveniently located within easy reach of everything, including Marbella historical centre (10min), Puerto Banus, the pretty marina of Cabopino, and 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!



