

SPANISHESTATE

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villa for sale Marbella, Costa Noroeste



This is your home. If you dream of enjoying breathtaking panoramic views of the Mediterranean and the surrounding mountains from the serenity and comfort of your own home, while being close to the beach, Marbella, and Puerto Banús, you have just found your new home.~~This magnificent villa is located in the prestigious urbanization of Altos de los Monteros. With two floors and a basement, it has been thoughtfully designed to let you enjoy the stunning views from every corner of the property. Perched at the highest point of the development, tranquility is guaranteed, yet you are only minutes away by car from Monteros Beach, Alicate Beach, and the famous Nikki Beach. Every service you and your family might need is close at hand—schools, supermarkets, restaurants, pharmacies, a hospital, gyms, shops, shopping centers, and golf courses. And within just a short drive, you can be in Marbella, Puerto Banús, or the vibrant Fuengirola. There is also easy access to the motorway, connecting you to the international airport and Málaga city center.~~If your children's education is a priority, you will be pleased to know that several topquality schools are nearby, such as the English International College, Las Chapas School, Colegio Alborán, and Colegio San José. And within a 15minute drive, you'll find renowned institutions like Aloha College, Swans International School, English International College, and The British School of Marbella.~~If golf is your passion, you're just minutes away from enjoying your favorite sport at Río Real Golf Club, Santa Clara Golf Marbella, and more.~~The villa is equipped with an elevator and is completely adapted for people with reduced mobility. On the ground floor, there are two spacious bedrooms, each with ensuite bathrooms, a large living and dining room with a fireplace, a fully equipped kitchen, and a guest bathroom. The first floor houses three double bedrooms and three bathrooms, including a master suite with a jacuzzi. The basement is truly special, featuring a personal spa with a jacuzzi, Turkish bath, and sauna, a gym, a bathroom, and a leisure area, with direct access to the outside and natural light flooding in through large windows.~~Every detail of this home has been designed to be functional, energyefficient, and fully integrated with home automation systems—perfect for enjoying the spectacular views, tranquility, and cherished moments with your loved ones. The property offers two pergolas, one facing the sea with a large dining table and barbecue, and the other, a more intimate space, facing the mountains. In addition to the spacious terraces and landscaped gardens, there is an infinity pool and a private orchard with around 40 fruit trees. A 120meterdeep water well provides irrigation for the garden and pool, significantly reducing utility costs. Solar panels provide hot water, and the home is equipped with air conditioning (hot /cold), underfloor heating, and a centralized vacuum system.~~This villa has all the qualities to become the perfect home for you and your family. Contact us today and we will be delighted to show you your new home.~The indicated price does not include taxes or expenses. A 7% Property Transfer Tax (ITP) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) calculated on the purchase price. The amounts indicated are for informational

purposes only and may vary depending on the specific case.~~For this property, the approximate costs will be:~~ITP:
€206,500~Notary: Between €8,850 (0.3%) and €14,750 (0.5%)~Land Registry: Between €2,950 (0.1%) and €8,850 (0.3%)
~~The purchase of this property does not entail real estate agency fees for the buyer. The property is sold partially furnished.

property details

Spanishestate **6382244**
id:
reference:: **3476-03489**
close to/ located: **Marbella**
region: **Costa Noroeste**
property type: **villa**
rooms: **5**
property surface: **716 m2**
surface plot: **1489 m2**
price: **€ 2.950.000**

contact

real estate agent: **Re/max Sunset**
name: **not available**
spreekt: **not available**
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