



## Description

Modern, brand-new luxury villa in the heart of Marbella, located in the exclusive residential area of La Merced.

Built in 2024, this unique property combines privacy, elegance, contemporary design, and an unbeatable location, just minutes from the beach and premium amenities. With a 1,485 m<sup>2</sup> plot and 420 m<sup>2</sup> of living space, this villa offers spaciousness, natural light, and maximum comfort. Distributed over three floors, the ground floor comprises a grand entrance hall, a magnificent living-dining room with several distinct areas seamlessly integrated with the outdoors thanks to its large windows connecting the spacious terraces, the pool, and the garden, a guest toilet, a fully furnished and equipped kitchen, laundry room, a staff bedroom with en-suite bathroom adjacent to the kitchen, and two spacious bedrooms with two en-suite bathrooms. The first floor features a large master suite with access to a spacious terrace, comprising a large bedroom, dressing area, and bathroom, plus another bedroom with an en-suite bathroom. The third floor features a large solarium terrace with panoramic views of Marbella. Large parking area inside the plot....























