



For Sale: Brand-New Luxury Villas next to Puerto Banús – Marbella

Marbella Area

 House  Plot 620 m²  Built 339 to 635 m²  Terrace 193 to 308 m²  5 to 6  4 to 5  # Ref. 122817

 On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

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Well within the proverbial stone's throw of white sandy beaches, the seaside promenade and its many beach clubs, these exceptionally well-appointed and luxurious villas have the almost perfect location on Marbella's famed Golden Mile.

Swanky Puerto Banús – lively year-round – is within easy walking distance.

The villa's will be part of an exclusive development of 9 villas which is currently well underway.

Each of the free-standing villas will be provided with a large private swimming pool with overflowing effect and built-in lighting.

A private elevator with a glass perimeter unlocks each of the three levels plus the roof terrace/solarium.

Each villa comes equipped with an advanced home automation system that controls the burglary alarm, the roller blinds, the lighting, and many other features.

The floors in all residential zones are either of marble or tropical hardwood.

The entire villa benefits from both underfloor heating and air-conditioning with cooling and heating cycles.

The maintenance and setting of all temperatures in the distinct zones is fully automated and programmable. Hot water is provided by solar energy. The living room features a fireplace.

The fully installed and fitted kitchen features a cooking island and is equipped with a full suite of Bosh/Siemens appliances.

All windows feature double glazing with security glass that also provides sound insulation.

All bathrooms are equipped with hanging sanitary devices.

De indoor garage offers ample room for a number of full-size vehicles besides motorcycles.

The lower floor comprises a large family/play room and an adjacent home cinema with in-wall ducts for all cable required to hook up the necessary audio and video equipment.

There is also room for a fitness centre with a glass wall offering views of the private gardens and swimming pool.

This level also contains a staff suite and a storage room. A sauna is included with the Senior Villa and available as an option in the Junior model.

The first floor of the Junior Villa boasts a master bedroom with its dedicated en-suite bathroom besides two additional bedrooms that share a single bathroom. In the Senior Villa, all three bedrooms have their own en-suite bathroom.

The large rooftop terrace features a Jacuzzi hot tub.

The large of the two available villas comes with a fully-equipped rooftop bar as well, complete with built-in decorative lighting, a fridge, and more. The rooftop bar is offered as an option with

the Junior Villa.

Miscellaneous Features:

- Engine rooms with cistern, water softener, and other machinery
- Built-in lighting and phone and (satellite) television hook-ups throughout
- Pre-wired for alarm system including video surveillance and motion sensors
- Safe in master bedroom

SIZES & PRICES:

Junior Villa

Plot: 331 - 391 m²

Total built area: 472m²

Lower level: 153m²

Main level: 108m² + 30m² terraces

Upper level: 78m² + 30m² terraces

Rooftop terrace: 0m² + 133m² terraces

Prices: €1,100,000 - €1,300,000

Senior Villa

Plot: 571 - 620 m²

Total built area: 850m²

Lower level: 360m²

Main level: 145m² + 80m² terraces

Upper level: 127m² + 14m² terraces

Rooftop terrace: 3m² + 214m² terraces

Prices: €1,700,000 – €2,000,000

Sold out (under construction)



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