



**Majestic and luxurious contemporary villa for sale in an exclusive beachside urbanisation, Guadalmina Baja, Marbella.**

Marbella Area

🏠 House 📏 Plot 1568 m<sup>2</sup> 🏠 Built 1065 m<sup>2</sup> 🏠 Terrace 172 m<sup>2</sup> 🚗 6 🏠 9 # Ref. 136946

🏠 3.800.000 €

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 included purchase costs.

## Majestic and luxurious contemporary villa for sale in an exclusive beachside urbanisation, Guadalmina Baja, Marbella

### PROPERTY HIGHLIGHTS

Exclusive beachside urbanisation, walking distance to the beach and golf  
Eye catching contemporary architecture  
Very spacious villa with plenty of living and entertainment areas  
Plenty of room to personalise and chose your own finishes

### THE LOCATION

**Exclusive beachside urbanisation**, surrounded by high-standard villas, walking distance to the beach and a magnificent golf course (just 50 meters away from the beach and 10 meters from the golf course).

**Walking distance** or very short car ride to a commercial centre which contains all amenities such as a large supermarket, plenty of bars and restaurants, several banks and boutiques.

Just 5 minutes by car to San Pedro and Puerto Banus, 15 minutes to downtown Marbella.

### THE VILLA

Plot size: 1,568m<sup>2</sup>  
Built size: 1,065m<sup>2</sup>  
Terraces: 172m<sup>2</sup>  
6 bedrooms  
6 bathrooms  
3 guest toilets  
Infinity pool

**Eye catching contemporary architecture**, stylish layouts, huge spaces, bright and airy living areas, top quality construction and finishes, beautifully landscaped tropical gardens and a beautiful infinity swimming pool are the hallmark of this an exceptional villa.

**The builder allows you to choose from** a wide range of materials such as for the flooring, type of ceiling, faucets, sanitary ware, interior carpentry and divisions to personalize and create your very own dream home. You can also select materials related to the façade joinery such as balcony doors, the entrance, the type of glass for your villa, air conditioning, plumbing, electricity, home automation, roof materials, your private pool etc.

*Distribution over 3 floors as follows:*

- **Ground floor**

Very spacious integrated dining and living room with fireplace and direct access to the terraces  
Spacious open plan kitchen with island and breakfast bar, direct access to outdoor dining area  
En-suite guest bedroom  
Guest toilet  
Spacious terraces with infinity pool, jacuzzi and some small ponds  
Chill out corner  
Carport

● **Upper floor**

En-suite master bedroom with walk-in closet and private terrace  
3 en-suite bedrooms, all with terraces

● **Lower floor / basement**

Home cinema  
En-suite bedroom  
Gym  
Sauna  
Garage for 3 cars  
Games room  
Utility room

**OTHER FEATURES**

Underfloor heating throughout  
Air conditioning for cooling and heating  
Fully fitted kitchen  
Home automation

Price: € 4,200,000.

Price for investors: € 3,800,000. Please contact us for additional information.

The prices do not include VAT.

**Bank financing possible for up to 100% of the total cost of the construction and up to 50% of the cost of the plot.**

**ADVANTAGES OF BUYING OFF PLAN:**

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

***We can show you all new projects that match your requirements!  
At developers' prices but including our top-notch service and market knowledge!***



**Majestic and luxurious contemporary villa for sale in an exclusive beachside urbanisation, Guadalmina Baja, Marbella.**

Marbella Area

🏠 House 📏 Plot 1568 m<sup>2</sup> 🏠 Built 1065 m<sup>2</sup> 🏠 Terrace 172 m<sup>2</sup> 🚗 6 📶 9 🏠 # Ref. 136946

🏠 3.800.000 €

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 included purchase costs.