



**7 new modern villas for sale in a top end, exclusive urbanisation, on the Golden Mile, Marbella**  
Marbella Area

🏠 House 📏 Plot 574 m<sup>2</sup> 🏠 Built 434 to 475 m<sup>2</sup> 🏠 Terrace 44 to 175 m<sup>2</sup> 🛏 5 to 6 🚿 5 to 6 # Ref. 137177

🔑 2.400.000 €

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## 7 new modern villas for sale in a top end, exclusive urbanisation, on the Golden Mile, Marbella

### PROPERTY HIGHLIGHTS

Exclusive location with 24h security  
Contemporary, functional design  
Use of the most innovative technological trends  
Each villa has a garden pool and a sunroof pool  
Domotics system

### THE LOCATION

Currently under construction, the 7 new villas are located in a **very exclusive and quiet gated urbanisation with 24h security**, in the heart of Marbella's Golden Mile.

Surrounded by high end properties and gardens with palm and fruit trees.

Within walking distance of the beach and a **short stroll to the renowned Puente Romano resort** with its beautiful botanic garden and several high end restaurants and bars.

Close to all amenities and only a short drive to Puerto Banus and Marbella centre. Direct access to the motorway.

### THE PLOTS

Plot sizes: from 574m<sup>2</sup> to 753m<sup>2</sup>  
Garden pools: from 36m<sup>2</sup> – 40m<sup>2</sup>  
Solarium pools 12m<sup>2</sup>  
Terraces: from 44m<sup>2</sup> to 63m<sup>2</sup>  
Solarium sizes: 80m<sup>2</sup> -82m<sup>2</sup>

### THE VILLAS

5 or 6 en-suite bedrooms  
2 guest toilets  
Built size: from 434m<sup>2</sup> to 475m<sup>2</sup>

The villas are being built in **contemporary style design** and with open plan layout, using the best materials and highest quality finishes.

Each villa benefits from a **garden pool and a smaller sunroof pool** and will be equipped with **top notch domotics** which allow the occupant to control lighting, air conditioning, blinds, underfloor heating and the Sonos sound system.

Floor to ceiling sliding windows create **elegant and bright, airy spaces** and provide easy access to the terraces. The living area will enjoy a fireplace.

The garden pool will be lined by **beautiful wooden decking**. The solarium will offer **spectacular views over the area**.

Completion is expected for April 2019.

## **DISTRIBUTION:**

Split over 4 levels:

### **Ground floor:**

Open plan kitchen with cooking island and breakfast bar

Open plan dining area

Open plan living area

1 en-suite bedroom

Covered carport for 2 cars

Large porch

Patio

### **Upper floor**

3 en-suite bedrooms

Master en-suite bedroom with walk-in closet

Porch

Terrace

### **Roof terrace**

Solarium

Technical area

### **Lower floor**

1 en-suite bedroom

Laundry room

Storage room

Larger room for custom conversion

Price per villa: € 2.400.000

### **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!***



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