



## Unique ultra-modern beach front designer villa for sale, New Golden Mile, Marbella - Estepona. Ready to move in.

Marbella Area

 House
  Plot 1005 m<sup>2</sup>
 Built 455 m<sup>2</sup>
 Terrace 226 m<sup>2</sup>
 5
  5
  # Ref. 138620

 On request

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TEMPORARILY OFF-MARKET UNTIL SEPTEMBER WITH A REVISED PRICE.

### PROPERTY HIGHLIGHTS

- Beach front, with direct private access to the beach
- Highest quality of materials and finishes with maximal guarantees
- Ultra-modern design style
- Luxurious spa with indoor pool and sauna
- Furnished
- **Ready to move in.**

### THE LOCATION

**Superb, privileged location:** front line beach, on the New Golden Mile, with **direct, private access to the beach**. The plot is nestled in a cul-de-sac, ensuring privacy and tranquillity. Given its splendid beach front location, the villa enjoys **amazing, unobstructed sea views as far as Gibraltar** and the North-African coast.

All amenities are nearby. San Pedro is just a 5 minutes' drive away, Puerto Banus and Marbella are 10 and 15 minutes away by car respectively.

### THE PLOT

Plot size: 1005m<sup>2</sup>  
Outdoor infinity pool: 12 x 4.5m  
Landscaped garden  
Direct private access to the beach

### THE VILLA

Built size: 455m<sup>2</sup>  
Terraces: 32m<sup>2</sup> covered, 194m<sup>2</sup> open and 90m<sup>2</sup> rooftop terrace  
5 en-suite bedrooms

**Quintessential luxury villa in contemporary design.** The villa will boast high ceilings, open plan layout and wide floor to ceiling windows, maximizing the influx of natural light and creating bright and spacious living areas which fluidly connect with the outdoor terraces and pool area.

Only the very best materials and finishes have been used. .

On top of the normal structural guarantee of 10 years for new developments, **the project includes a further 3 years of overall guarantee** for the premises, installations and technical maintenance.

#### *Distribution*

##### **Ground floor:**

Integrated, very spacious dining area, living room and kitchen

Entrance-hall, patio, staircase and lift

Guest toilet

2 en-suite bedrooms

##### **Upper floor:**

Generous en-suite master bedroom with dressing room, private terraces (open and covered) and exterior shower

2 en-suite bedrooms

Lift and staircase

##### **Lower floor:**

Indoor heated pool: 17m2

Patio

Spa area with sauna, shower room, toilet

Laundry room

Machine room

Lift and staircase

Garage

##### **Solarium / roof top:**

Extensive open terraces with integrated jacuzzi, dining area

Covered area with staircase

#### **OTHER FEATURES:**

Underfloor heating throughout

Fully equipped kitchen and bathrooms

Indoor spa with heated swimming pool and sauna

Outdoor saltwater infinity pool

Bio ethanol fireplace

Lift on all levels

Underground garage for 3 cars

Landscaped garden





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