

## New luxury front line beach villa for sale in an exclusive complex, New Golden Mile, Marbella - Estepona

Marbella Area

🏠 House 📐 Plot 884 m<sup>2</sup> 🏡 Built 370 m<sup>2</sup> 🏠 Terrace 145 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 139669v-P

🏠 4.500.000 €

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### PROPERTY HIGHLIGHTS

- Seafront location, direct access to the beach
- In a new, modern, exclusive complex with good facilities
- Open plan design with top quality finishes and materials
- Ready to move in and furnished
- Resale

### THE LOCATION

#### Prime location: front line beach!

This is a rare opportunity to snap up a modern, new built villa right on a **golden sand beach**, on the New Golden Mile, just a 12-minute drive to Puerto Banus to the east and a 12-minutes drive to the west to Estepona.

Amenities are a short 2-minute drive away. Several **golf courses** are in the vicinity.

### THE COMPLEX

The villas are part of a new **exclusive development** comprising 24 apartments, 6 penthouses and 8 villas (For more information about the apartments in the complex, [please follow this link](#)).

The complex **benefits from** a heated communal infinity pool, an outdoor kitchen and BBQ pavilion, a heated jacuzzi, and a pool deck with sunbed and oversize chill-out beds. There is also a tennis court, paddle tennis court and an open cardio gym with sea views. For the younger members of the family, there is a children's pool and a playground.

The complex is **gated and enjoys 24h security**. It will be built using the **highest standards in a modern, timeless design**, with neutral colour palette and using only **high quality materials** for fittings and finishes and **top brands for appliances**.

Large floor-to-ceiling sliding windows bring plenty of natural light in the homes and create a seamless transition between the indoors and outdoors.

### THE VILLA

Frontline beach  
Corner garden villa  
Brand new  
Built interior: 370m2  
Terraces: 145m2  
Garden/Plot: 884m2  
4 bedrooms

4+1 bathrooms

Open plan kitchen-living room with expansive sliding windows that disappear into the walls and continuous flooring create a seamless continuity between interior and exterior allowing to fully appreciate the natural beauty of the outdoors.

Large basement with natural light with a chill-out / games room, bar and gym.

Modern comforts such as elevator, best-in-class aerothermal system, underfloor heating, air conditioning, electrical blinds and shutters.

3 dedicated parking spaces.

Generous terraces

Private pool and jacuzzi

Private garden

Outdoor mini-kitchen with bbq.

Direct access to the beach

Stunning views

€4.500.000

Ready to move in.

Newly furnished

*Distribution over 3 floors:*

● **Ground floor**

Open plan kitchen with island and breakfast bar

Pantry

Integrated dining and lounge area

Study

2 Guest bedrooms

Bathroom

Guest toilet

Hall and stairs

● **Upper floor**

En-suite master bedroom with private terrace

Walk-in closet

Stairs

Guest bedroom with private terrace

Bathroom

● **Lower floor**

Guest toilet

Machine/storage room

Multi-purpose room

Stairs

**Other features**

Underground car park  
Fully fitted kitchen by Bulthaup, Gaggenau appliances  
Large 80x80 high quality tiled floors  
Underfloor heating in all rooms  
Air conditioning for cooling and heating  
Home automation system





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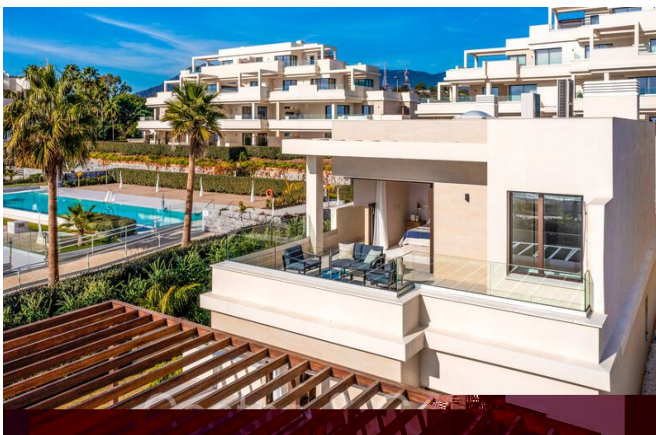
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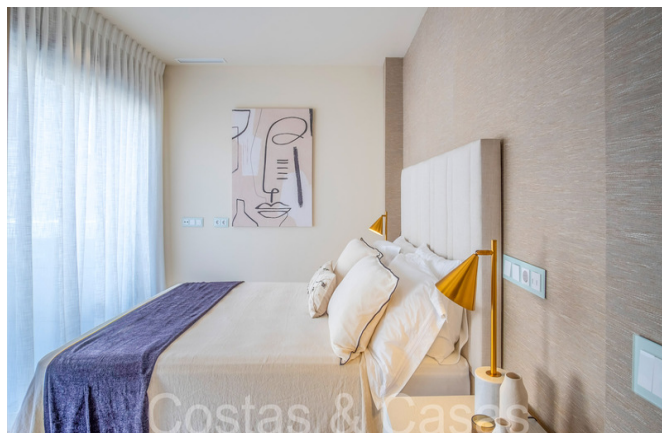
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