Costas & Casas
Marbella Real Estate

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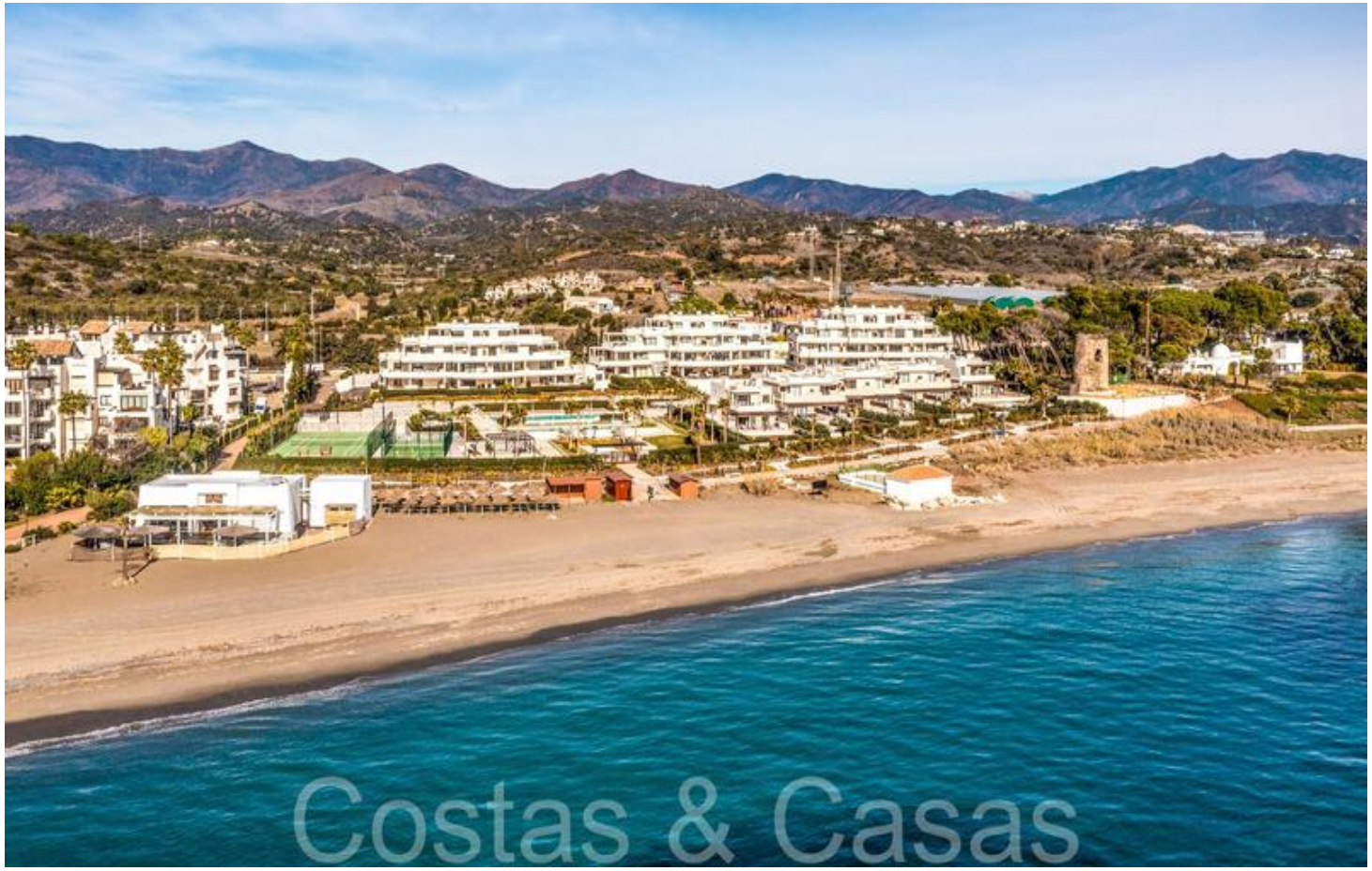






## New luxury front line beach villa for sale in an exclusive complex, New Golden Mile, Marbella - Estepona

Marbella Area

House | Plot 884 m² | Built 370 m² | Terrace 145 m² | 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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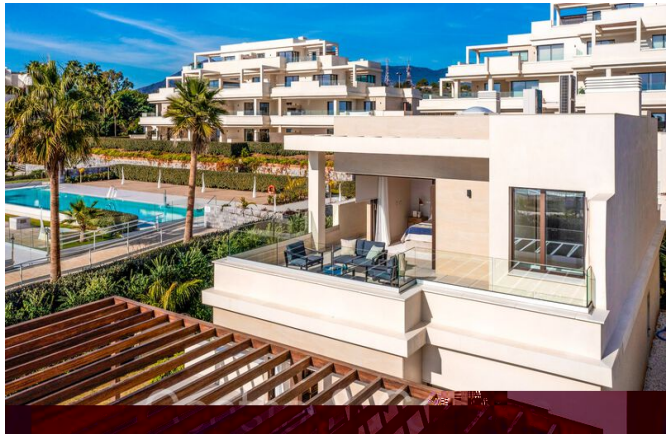


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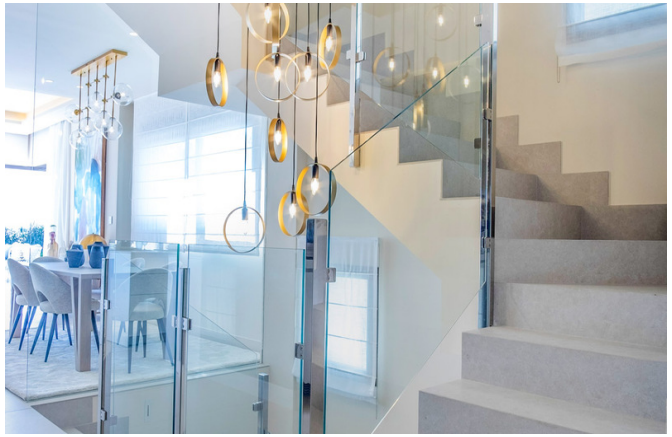



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