



**Spectacular new-built contemporary beachside villa for sale, ready to move in, Marbella - Estepona East**

Marbella Area

🏠 House 📏 Plot 1070 m<sup>2</sup> 🏠 Built 227 m<sup>2</sup> 🏠 Terrace 287 m<sup>2</sup> 🛏 4 📶 4 # Ref. 143740

🏠 2.395.000 €

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### PROPERTY HIGHLIGHTS

- Beachside location in an upmarket urbanisation
- Walking distance to the beach, amenities, golf
- A 5-minute drive to Puerto Banus, 10 minutes to Marbella town centre
- Eye catching contemporary style luxury villa

### THE LOCATION

**Enviably beachside location in an upmarket urbanisation**, literally just a stone's throw away from the beach and just a **short walk** to a splendid golf course and a commercial centre which comprises a supermarket, banks, retail outlets, restaurants and coffee shops. There is a large international school in the immediate vicinity.

Puerto Banus and the historical centre of Marbella are a 5- and 10-minute car journey away and offer the best of luxury shopping, leisure facilities, beach clubs and nightlife.

### THE VILLAS

Two splendid contemporary-style luxury villas, **newly built and ready to move in**. They are both south / south east facing and enjoying **sea and mountain views from the solarium**.

*Specifics of each villa:*

- **Villa 1**

Plot size: 1,008m<sup>2</sup>  
Built size: 280m<sup>2</sup>  
Terraces: 225m<sup>2</sup>  
Pool size: 60m<sup>2</sup>  
4 bedrooms  
4 bathrooms +1 guest toilet  
Price: € 2,395,000.

- **Villa 2**

Plot size: 1,060m<sup>2</sup>

Built size: 330m<sup>2</sup>

Terraces: 220m<sup>2</sup>

Pool size: 60m<sup>2</sup>

4 bedrooms

4 bathrooms + 1 guest toilet

Price: € 2,495,000 SOLD

*The distribution of each of the villas is as follows:*

**Ground floor, main level:**

Spacious living room

Integrated open kitchen

Direct access to the garden and terraces + pool from the kitchen and living room

2 guest bedrooms

**Upper floor:**

En-suite master bedroom with private terrace

Guest bedroom

**Roof terrace / solarium:**

Solarium terrace with jacuzzi, outdoor kitchen and beautiful sea and mountain views



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