Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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New innovative luxury villa in modern style for sale, beachside Elviria, Marbella

Marbella Area

House | Plot 954 m² | Built 435 m² | Terrace 106 m² | 4 | 3 | Ref. 144441

On request

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PROPERTY HIGHLIGHTS

Walking distance to the best beaches of the region,
Walking distance to a supermarket, several restaurants and plenty of amenities
Brand new villa in contemporary design
Built over 2 floors with option to add a lower floor (with potential bedroom) and solarium

THE LOCATION

Fantastic beachside location, **walking distance to the beautiful golden sand beaches of Elviria**, often regarded as the best of the Marbella region. The highly valued beach clubs **Nikki Beach and Estrella del Mar** are also within walking distance, as is the 5 star Vincci Hotel which has plenty of excellent leisure and wellness facilities.

Just a short drive to a **superb 18-hole golf course**.

Only 15 minutes away by car to the centre of Marbella, 20 minutes to Puerto Banus, Fuengirola.

THE VILLA

Brand new **innovative villa in contemporary design**. Use of oversized windows smoothly connects the large open plan interiors with the terraces and projects **plenty of natural light** into your home.

Only **top-quality materials** are used to create this stylish villa. Integration of natural stone gives an additional special touch.

Distribution is as follows (please note the optionality of lower floor and solarium)

- **Ground floor**

Entrance hall and stairs
Guest toilet
Open plan living room with direct access to the terraces
Fully fitted kitchen with cooking island and breakfast bar and integrated dining area, direct access to the terraces
Large terrace with chill out lounge, BBQ and dining area
Pool of 33m2
Garage for 2 cars

- **Upper floor**

En-suite master bedroom with private terrace
En-suite guest bedroom
2 bedrooms with shared bathroom

- **Optional: Lower floor**

Basic structure 109m2: € 95,500 + VAT
Basic structure 142m2: € 112,500 + VAT
Bathroom
Multipurpose room
Utility room

- **Optional: Solarium**

78m2. Please enquire for the price.

The building licence has been granted.

Time to build is about 16 months from the signing of the Private Purchase Contract

OTHER FEATURES

- Fully fitted kitchen, brand Santos, Silestone worktops
- Air conditioning for cooling and heating
- Home automation pre-installation

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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