



**Exclusive contemporary golf villas with stunning golf and sea views for sale - East Marbella. Ready to move in.**

Marbella Area

🏠 House 📏 Plot 785 m<sup>2</sup> 🏠 Built 381 m<sup>2</sup> 🏠 Terrace 102 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 144444

🏠 2.100.000 €

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## Exclusive contemporary golf villas with stunning golf and sea views for sale - East Marbella

### PROPERTY HIGHLIGHTS

- Located on prestigious golf course, in a gated residential development
- Elevated position with panoramic sea and golf views
- Stunning modern villas designed by top architects
- Ready to move in
- Resales only, if available

### THE LOCATION

Enjoying **paradise-like, nature-rich surroundings** and situated on a quiet, elevated position on one of the **finest golf courses** of East Marbella, enjoying **wonderful sea and golf views**.

This **gated villa project** is surrounded by 2 further golf courses and very close to the **best beaches** on the Costa del Sol, several exclusive beach clubs and some of the best hotels of Marbella. The beach is only 1 km away from this stunning project.

Marbella with its abundant amenities and **beautiful old town** is only 10 minutes away by car. Puerto Banus with its designer boutiques, prestigious marina and vibrant nightlife is just 15 minutes away.

### THE VILLAS

Boutique project of 24 exclusive designer villas which incorporate a **superb fusion of art and architecture**.

Each villa has been conceived using **top materials and qualities** throughout, with bright open plan living spaces that smoothly connect with the terraces, pool and garden.

The villas enjoy **beautiful landscaped gardens**, excellent privacy and amazing views over the golf course and the Mediterranean Sea.

*Choice between 3- or 4-bedroom villas distributed over 2 floors (ground floor + upper floor) or 3 floors (including basement/lower floor).*  
All prices are ex VAT:

### PRICES

Update: 03/20221

- **3-bedroom villas**

2 bathrooms + 1 guest toilet  
Plot size: from 739m<sup>2</sup> to 1,154m<sup>2</sup>  
Built size: from 248m<sup>2</sup> to 291m<sup>2</sup>  
Terraces: from 77m<sup>2</sup> to 121m<sup>2</sup>  
Sold

● **4-bedroom villas**

3 bathrooms + 1 guest toilet  
Plot size: from 576m<sup>2</sup> to 1,051m<sup>2</sup>  
Built size: from 240m<sup>2</sup> to 242m<sup>2</sup>  
Terraces: from 101m<sup>2</sup> to 136m<sup>2</sup>  
**Only 5 villas left.**

**Available: Resale**  
**Plot: 785m<sup>2</sup>**  
**Built: 381m<sup>2</sup>**  
**Terrace: 102m<sup>2</sup>**  
**3 bedrooms, 3 bathrooms**  
**Price: €2.100.000**

## OTHER FEATURES

- Porcelain tiled floors
- Fully fitted kitchen with Siemens or NEFF appliances
- Climalit double glazed windows with thermal control
- Saltwater swimming pool with pool lighting and purification system
- Air conditioning for cooling and heating in all rooms with independent controls
- Underfloor heating throughout
- Home automation system
- Alarm system
- Landscaped garden with automatic irrigation system

Completed. Ready to move in now.





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