



**Beach side modern-Mediterranean luxury villa for sale, move-in ready, Guadalmina Baja, Marbella**  
Marbella Area

🏠 House 📏 Plot 668 m<sup>2</sup> 🏠 Built 400 m<sup>2</sup> 🏠 Terrace 116 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 147888

🏠 1.499.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Beach side modern-Mediterranean luxury villa for sale, move-in ready, Marbella

### PROPERTY HIGHLIGHTS

- Very convenient, well connected beach side location
- Walking distance to the beach, amenities, golf
- Modern-Mediterranean architectural building style
- Large private garden and pool
- Ready to move in, First Occupation Licence in place

### THE LOCATION

- In a prestigious, tranquil beach side urbanisation in Marbella's San Pedro district.
- Gated residential area, with subtropical communal gardens and stylish outdoor pool
- Walking distance to the beach and a renowned spa and golf resort with restaurants and bars
- Walking distance to a well-developed commercial centre which comprises 2 banks, several excellent restaurants, bars and coffee shops, a large supermarket and some cosy boutiques.
- Walking distance to a renowned international school
- Walking distance to a fantastic 18-hole golf course which belongs to a prestigious golf resort with a second 18-hole course, only a stone's throw away. There are half a dozen other prime golf courses less than 10 minutes away by car (Atalaya, El Paraiso, El Higueral Los Arqueros to name just a few).
- Only 2 minutes by car to the centre of San Pedro, 4 minutes to swanky Puerto Banus, 9 minutes to downtown Marbella.

### THE VILLA

- Very stylish and spacious modern-Mediterranean detached villa in a very charming neighbourhood
- Built to the latest top class standards
- Part of a prestigious boutique project of just 8 luxury properties with communal gardens and pool.
- The villa also benefits from its own generous garden and private pool
- Shell basement which can be easily converted into a home cinema, games room, gym, and/or guest of staff apartment
- Perfect as family residence or as investment object with excellent rental potential all year round.
- Fully furnished, move-in ready with the First Occupation License in place.
- Distribution over 3 floors as follows:

**Ground floor:** porch and entrance hall, large integrated salon, dining room and open plan kitchen with cooking island and breakfast bar, bedroom with stand-alone bathroom, large terrace with outdoor dining and sitting area, stairs.

**Upper floor:** stairs and landing, en-suite master bedroom with large terrace, 2 en-suite bedrooms, one of which with large sitting area and private terrace.

**Lower floor/basement:** shell basement area, can be converted into gym, games room, home cinema, staff or guest apartment etc.

*Other features*

- Fully fitted kitchen
- Carport for 2 cars
- Air conditioning for cooling and heating
- Underfloor heating throughout
- Fireplace in the living room
- Domotic system
- Solar water heating system

***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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