



Newly built beach side luxury villa in contemporary style for sale, move-in ready, Marbella - Estepona
Marbella Area

🏠 House 📏 Plot 1094 m² 🏠 Built 507 m² 🏠 Terrace 180 m² 🛏 4 🚿 4 # Ref. 148284

🏠 2.650.000 €

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.

Luxurious new modern villa for sale, walking distance to the beach, Marbella - Estepona

PROPERTY HIGHLIGHTS

- Tranquil, prestigious beach side urbanisation
- Walking distance to the beach, all amenities, school, golf
- Contemporary building style,
- Luxury, with top quality finishes and materials
- Move-in ready

THE LOCATION

In a **tranquil and very prestigious district** of East Estepona, **bordering the Marbella municipality**

Benefitting from round the clock security

Walking distance to the beach

Walking distance to a school and major commercial centre which has several banks, a large supermarket, coffee shops, bistros and restaurants

Just a stone's throw away from a respected spa and golf resort with lots of additional installations and amenities such as hairdressing salon, spa, large pool, restaurants, bar, meeting rooms, kids club.

There are **2 very nice 18-hole golf courses directly adjacent to the above mentioned urbanization**, with a good choice of other associated golf clubs in a 5 minute driving radius.

By car **just a 5-minute drive to San Pedro and Puerto Banus** and 10 minutes to Marbella centre.

THE VILLA

Newly built contemporary luxury villa

Top quality materials and finishes

Distribution over 3 levels as follows:

Ground floor: Entrance door and large entrance hall with guest toilet, lounge with dining area, fully fitted kitchen island and breakfast corner, 2 large en-suite bedrooms, south facing covered terrace, open terrace and large mature garden with pool

Upper floor: stairs and landing, very spacious en-suite master bedroom with walk-in closet and direct access to a large south-facing terrace, TV room with home cinema installation

Lower floor / basement: en-suite service bedroom, ironing room, wine cellar, gym and garage for 5 cars

- The possibility exists to extend the premises by up to 60m2

Some other features

Porcelanosa ceramic tiles in bathrooms and kitchen

Hansgrohe sanitary fittings
Fully fitted kitchen with Siemens appliances
Gym
Wine cellar
TV room
Underfloor heating throughout
Fireplace
Home automation
Air conditioning for cooling and heating by Daikin
Automatic blinds
Garden automatic irrigation system
Pre installation for swimming pool heating
Alarm system and security cameras
Glass balustrades throughout
Very spacious garage



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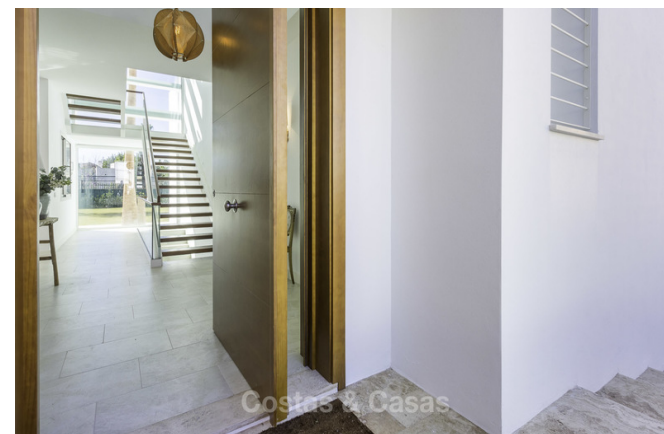
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