



## New contemporary luxury villas with panoramic sea views for sale in East Marbella

Marbella Area

🏠 House 📏 Plot 559 m<sup>2</sup> 🏠 Built 444 to 489 m<sup>2</sup> 🏠 Terrace 102 to 157 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 149447

🏠 1.295.000 €

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.

## Off plan modern villas with stunning sea views for sale, East Marbella

### PROPERTY HIGHLIGHTS

- Off plan villas in modern-contemporary design
- Boutique project of just 4 unique luxury villas
- In the hills of East-Marbella, with sea views and surrounded by nature
- Close to beach and amenities.

### THE LOCATION

- In an established and secured residential area in the hills east of Marbella, surrounded by green areas and tranquillity.
- Short drive to the **best beaches of the entire Marbella region. Several good beach restaurants and top rated beach clubs are in the immediate vicinity**, including Nikki Beach, Don Carlos, The Beach House, Simbad Beach and La Cabane.
- Also the **cosy marina of Cabopino** which counts several restaurants and tapas bars as well as a large beach restaurant are only a small drive away. Just a stone's throw from there you will find the **protected beautiful sand dunes** of Artola and Cabopino.
- Other nearby establishments with good facilities include the Marriott's Marbella Beach Resort and the Don Carlos Resort.
- **Very short drive to all amenities**, a commercial centre with banks, supermarket, cafes, restaurants.
- The golf courses of Santa Maria and Cabopino are just a few minutes away by car. Many more golf courses, including the large La Cala Golf resort with no less than three 18-hole courses, can be reached in less than 15 minutes.

### THE VILLAS

- Boutique project of just 4 south facing contemporary luxury villas with incredible sea views.
- Wide and luminous, with high-end design are some of the main characteristics of the villas.
- Built with the highest quality materials and with the lots of attention to every detail.
- Each villa will be uniquely and exclusively designed, yet all come with a distribution over 3 levels which variations as follows:

**Ground floor:** wide open spaces which lead to a covered terrace overlooking the garden and swimming pool. Integrated kitchen, dining room and living room, guest toilet and en-suite guest bedroom.

**Upper floor:** bedroom floor, with all 4 bedrooms en-suite and with an integrated dressing area. Access to a large terrace with sea views from all bedrooms.

**Lower floor/basement:** large storage room, machine room, warehouse and large space which can be configured as gym, games room or home cinema.

*Prices and sizes:*

**Villa 1:**

Plot size: 559m2  
Total Built size: 399m2  
Terraces (open + covered) : 77m2  
4 en-suite bedrooms  
Guest toilet

**Villa 2:**

Plot size: 567m2  
Total Built size: 315 m2  
Terraces (open + covered) : 71m2  
4 en-suite bedrooms  
Guest toilet

**Villa 3:**

Plot size: 573m2  
Total Built size: 336 m2  
Terraces (open + covered) : 72m2  
4 en-suite bedrooms  
Guest toilet

**Villa 4:**

Plot size: 562m2  
Built size: 339 m2  
Terraces (open + covered) : 71m2  
4 en-suite bedrooms  
Guest toilet

*Some other features:*

- Large landscaped garden with automatic irrigation system
- Private swimming pool
- Large windows which project plenty of natural light into all corners of the villa
- Cream marble flooring
- Double glazing with thermal and acoustic insulation
- Fully equipped kitchen
- Domotic system managed by smartphone
- Alarm system with smoke detector
- Air conditioning for cooling and heating
- Sound system
- Underground parking

**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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