Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Off plan, to be renovated luxury villa in contemporary architecture for sale, in a sought after urbanisation in East Marbella

Marbella Area

House | Plot 2888 m² | Built 424 m² | Terrace 658 m² | 5 | 5 | Ref. 149594

2.525.000 €

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 from part of any contract. The price does not included purchase costs.

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Off plan modern villa in an exclusive residential district for sale, Marbella East.

PROPERTY HIGHLIGHTS

- Facing south
- Off plan renovation project
- Sought-after urbanisation, tranquil yet close to all amenities
- Contemporary design, spacious, bright and airy interiors
- Large terraces to fully enjoy the Mediterranean climate

THE LOCATION

- In one of the most exclusive areas in East-Marbella.
- Private and secluded urbanisation, with 24h security.
- The elegant urbanisation is set on a hill, rising above the Mediterranean Sea. Graceful palm lined boulevards, large landscaped gardens and stylish luxury villas set the tone for this tranquil sought-after residential area.
- Everything is only minutes away, from amenities and convenience stores to a small marina with cosy restaurants to unspoilt protected sand dunes and the best beaches of the entire Marbella region, including the stylish Nikki Beach beach club and the 5-star Don Carlos Resort.
- Also golfers don’t have to go far with the courses of Cabopino, Calanova, Santa Maria, Santa Clara, Marbella Country Club and Rio Real all at close hand.
- 15 minutes to the centre of Marbella with Puerto Banus a further 5 minutes away.

THE VILLA

- Facing south, maximizing the input of natural light.
- Sea views from the roof terrace
- Contemporary modern architecture, based on the fusion between luxury and comfort on the one hand and integration of the stunning natural environment on the other hand.
- Functional and sustainable design, achieving maximum energy efficiency
- Built with the greatest care and maximizing the comfort of all spaces. Spacious, bright and airy indoor areas and semi-covered terraces designed to fully enjoy the Mediterranean climate.
- Distribution over 3 floors as follows:

Ground floor: 3 en-suite bedrooms, each with walk-in closet. Porch and double height entrance hall. Guest toilet. Stairs. Open kitchen with island and breakfast bar, integrated living and dining room, lounge, all with direct access to the covered and open terraces with chill out pit, infinity pool. Garage for 2 cars.
Upper floor: 2 spacious en-suite master bedrooms with walk-in closet, hall and stairs. Private terrace for 1 bedroom. Large shared partially covered terrace overlooking the pool.
Roof terrace: very spacious solarium with wonderful sea views.

Various options with regard to materials, interior design, appliances, etc. are possible.
For a no-obligation detailed list of features, specifications, floorplans and available options, please contact us!

Some other features and specifications

- Exterior carpentry: Thermal break aluminum profiles by Cortizo COR70 and 4700. Laminated glass CLIMALIT 3+3 /12 / 3+3. Thermal glass. Sliding doors with invisible track (in the ground floor).
- Aerothermal heating systems LG for air conditioning/heating and hot water
- Electric underfloor heating system for all bathrooms.
- Interior floors: Natural stone/ porcelain tiles (Keraben). Exterior floors: Anti-slip porcelain tiles (Keraben).
- Porcelain tile in bathrooms (Differents options to choose from)
- Security entrance door
- Closets and walk-in closets following detailed design. Closets: white painted sliding doors with finger-pull and insides finished in cancun textile. Walk in closets: without doors.
- Niessen (or similar) electric switches.
- Downlight LED on ceilings, according to design. Cove lighting in the livingroom and master bathroom.
- Swimming pool with salt water system and LED lighting, finished in white mosaic. Includes exterior shower.
- Natural grass garden.
- Kitchen: High quality furniture in lacquered wood. Silestone worktop. Siemens appliances;
- Bathrooms: Sanitary ware Rocca (or similar). Including suspended toilets. Resine shower tray. Taps: Hansgrohe (or similar).

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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