



**Modern exclusive beachfront villa for sale with panoramic sea views on the New Golden Mile, between Marbella and Estepona. Back on the market!**

Marbella Area

🏠 House 📏 Plot 4125 m<sup>2</sup> 🏠 Built 2513 m<sup>2</sup> 🏠 Terrace 884 m<sup>2</sup> 🛏 12 🚿 13 # Ref. 151906

🏠 17.500.000 €

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**Directly on the beach located modern ultra-luxury villa for sale with unobstructed sea views between Marbella and Estepona**

**~~THIS VILLA WAS RESERVED BUT WILL COME BACK ON THE MARKET!~~  
~~UPGRADES HAVE BEEN MADE.~~  
SOLD**

### HIGHLIGHTS

- 60 linear meters long front-line sandy beach villa with spacious private garden and large pool
- Huge mansion bathed in a sea of light and space
- There is room for 27 people and there is a 224m<sup>2</sup> private wing for the owner and family
- An oasis and water paradise, with the sea at your doorstep, a huge infinity pool, a large heated indoor pool, Spa-Jacuzzi, 9 outdoor chill-out corners, relaxation, and sports facilities

### THE LOCATION

- **Located on the New Golden Mile, on one of the best and natural sandy beaches of the Costa del Sol.**
- **About 5 minutes' drive from San Pedro and Puerto Banus, numerous golf courses and all amenities.**
- Just a stone's throw away is a **beautifully landscaped footpath**. Through and along the dunes it is a lovely stroll to several cosy beach bars and the chic Club del Mar of the five-star hotel.
- **Unobstructed views over the Mediterranean Sea** up to the North African coast, about 50 km further on the horizon.

### THE VILLA

- The plot covers more than 4,000m<sup>2</sup> and has **direct access to the beach over a length of 60 meters**. This makes it **one of the largest beachfront villas on the Costa del Sol**.
- The lush garden with mature trees and tropical plants creates a pleasant atmosphere and shields you from the outside world.
- An **infinity pool** gives you the feeling of swimming in the Mediterranean Sea. It covers 76m<sup>2</sup> and has pre-installation for heating.
- The villa, garden and swimming pool are **south facing** and bathe in the sun all day long.
- With a **living area of more than 2.500 m<sup>2</sup>** there is plenty of space for an owner with a demanding lifestyle.
- Residents can enjoy the privacy of one of the **12 bedrooms and 13 bathrooms**, socialize in the large lobby, pamper themselves by the pool or on the lounge terrace with Spa-Jacuzzi.

### ● Ground Floor

- On the ground floor there is a spacious hall with guest toilet and cloakrooms, several bedrooms en-suite and the 2 kitchens.
- The central part consists of a **living room of 73m2 with a modern fireplace, TV room of 40m2 and a dining room of 34m2**. Then there are the huge terraces and the swimming pool.
- The **luxurious kitchens and dining room cover 100m2**. The main kitchen is a **state of the art, contemporary, open plan kitchen** with Gaggenau appliances and connects to the **closed second kitchen**. There is separate access to the kitchen for staff and supplies.

### ● Upper floor:

- On the first floor is a **sauna and gym with a full glass frontage with panoramic views of the beach and sea**.
- The east wing is dedicated to well-being and fitness.
- The spa includes a massage room, Turkish Bath and Sauna.
- The **covered terrace with lounge-bar and the sun terrace with Spa-Jacuzzi** offer you and your guests a well-deserved rest or great entertainment.
- The **west wing with its 224m2 is reserved for the owner as a private wing** with 3 bedrooms en-suite including the master bedroom and en-suite bathroom with freestanding bath and fireplace on bioethanol, spacious walk-in closet and private terrace.

### ● Lower floor:

- On the lower level you can enjoy the heated **indoor pool** laid out in a mix of modern and classic style with lounge, large home cinema, wine cellar, bar and games and relaxation area.
- There is also a laundry room, storage room, engine room, bathroom and guest toilet.
- Equipped with a **modern interior, the villa's panoramic windows, glass doors and balustrades ensure that you can always enjoy natural light, the outdoor feeling, the views and the beach experience**.
- The architecture is fashionable, clear, sleek, modern and attractive.
- The **living spaces are spacious and bright** and have an **open layout where appropriate**.
- The garage has space for 9 cars and there is an outdoor car park for 11 cars.
- There is a discreet access road to the property and a private driveway leading to a roundabout and the stately covered entrance with water features.

## THE PROPERTY IN A FEW FIGURES:

- Plot of land: 4,125m2
- Built area: 2,513 m2
- Ground floor: 1.122 m2
- Upper floor: 820 m2
- Lower floor: 463 m2
- Covered terraces: 401 m2
- Open terraces: 483 m2
- Sun terrace with lounge-bar on the first floor: 313m2
- Fully equipped gym: 62 m2
- Staff accommodation: 54 m2
- Garage: 54 m2
- 12 bedrooms, 13 bathrooms
- 2 Guest toilets
- Living room and recreation rooms: 413m2
- Private west wing: 224m2
- Outdoor pool: approximately 15 x 5 m (76.5m2)
- Indoor pool: about 12 x 3 m (36m2)

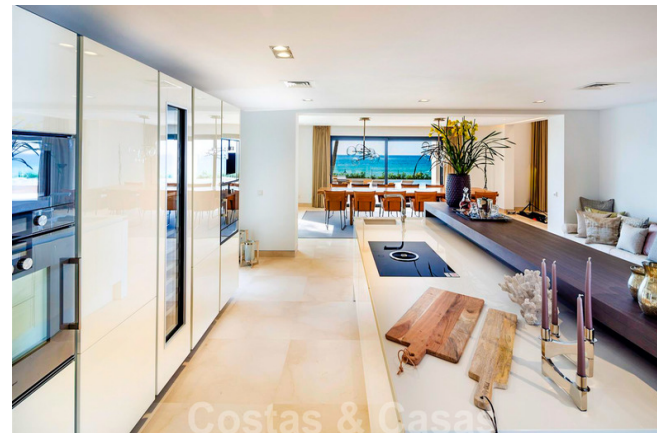
## Other features:

- High quality marble floors (size tiles: 80x80 and 60x60)
- High quality materials and finishing
- Invisible door hinges
- Underfloor heating throughout the villa except in the gym and basement
- Air conditioning for cooling and heating in all rooms
- Sophisticated modern lighting
- Safety glass
- Home automation
- Glass lift for 6 persons
- Sophisticated security system
- And a lot more...

**For a detailed list of specifications, floor plans and/or desired viewing, please contact us!**

## **ABOUT THE SURROUNDINGS**

- **Costalita and El Saladillo are known for their wide sandy beach, their trendy and luxury beach clubs, and a promenade.**
- On the other side of the coastal road are facilities including 2 large supermarkets and three 18-hole golf courses of Los Flamings Golf.
- **There are more than 60 restaurants, 8 golf courses and 7 five-star hotels within 4 minutes driving distance.**
- It is about 5 minutes' drive to the centre of San Pedro and Puerto Banus and 10 minutes to Marbella and Estepona centre.
- Greater Marbella has more than 1000 restaurants, more than 66 golf courses and more than 20 five-star hotels and with 320 days of sunshine a year and all year round a mild and wonderful climate, a lifestyle you deserve.



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