



**Modern new build villas for sale in Marbella town centre in a gated and secured exclusive villa complex within walking distance of everything**

Marbella Area

🏠 House 📏 Plot 770 m<sup>2</sup> 🏠 Built 430 to 513 m<sup>2</sup> 🏠 Terrace 213 to 280 m<sup>2</sup> 🛏 4 to 5 🚿 4 to 5 # Ref. 152175-G

🏠 4.250.000 €

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## **New villas in a warm contemporary style for sale in a private complex, within walking distance of everything, in a green area of Marbella centre**

This project is sold out.

**For a current listing of available resales, please contact us!**

### **HIGHLIGHTS**

- A one-off and unique residential villa concept in the centre of Marbella on a prime location
- Adjoined to 2 city parks
- Within walking distance of the promenade, the beach, all amenities and the old town centre
- A project based on architectural beauty, location, security and privacy
- Designed in a warm contemporary architecture with extensive possibilities for personalisation.
- Ready to move in.

### **THE LOCATION**

Coveted, quiet residential area in the centre of Marbella.

Private complex of villas adjoining 2 city parks.

Only 750 meters from the beach promenade (Paseo Maritimo).

On the outskirts of Marbella centre and the Golden Mile.

Within walking distance of all amenities, from cosy bars and restaurants to supermarkets, shops and schools.

Within walking distance of the historic city centre with its charming cobbled streets, restaurants and tapas bars, art galleries and boutiques.

Within walking distance of several beach restaurants, the Marbella Club Hotel and the Puente Romano Beach Resort on the Golden Mile.

### **THE COMPLEX**

The only enclosed and secured villa complex in Marbella town centre.

An oasis of 15 detached villas surrounded by mature trees and greenery.

Adjacent to 2 protected city parks.

Gated complex with 24 hours security and concierge service.

Anti-intrusion fences and perimeter alarm system.

Soundproof green walling

Main entrance with fountain/waterfall, common internal roads, and pedestrian entrances

### **THE VILLAS**

Project designed under a contemporary architecture with some traditional Andalusian elements, natural stone, wood and water, to create a beautiful elegance and beneficent atmosphere. Natural materials of high quality, the latest technologies and a refined finish and design are used.

Each villa is detached and has its own plot and swimming pool. Your garden and swimming pool are maintained centrally by the community (HOA).

All villas are southwest facing.

The villas have approximately 500m<sup>2</sup> of living space plus extensive terraces and a private garden and swimming pool on a plot between 676m<sup>2</sup> and 1,005m<sup>2</sup>.

There are 3 types of villas to choose from. In addition, there is a list of available options, which can be further personalised if desired, to create a unique home to suit your taste and lifestyle.

Entrance with water feature.

The living room is seamlessly integrated with the spacious terrace, creating a large and light open plan living space.

Stone wall with a fireplace.

Open plan minimalistic design kitchen of top quality with a cooking island.

The 4 en-suite bedrooms form a personal domain of comfort and tranquillity, dressing room in the master and fully fitted wardrobes in the other bedrooms and a terrace.

On the ground floor, there is plenty of space to further personalise your home, e.g. by installing a fitness room, spa, home cinema, relaxation, or multifunctional room and/or a 5th bedroom.

Finally, you also have a lovely roof terrace, equipped with an outdoor kitchen and chill-out sundeck, where you can have a splash pool of approximately 15m<sup>2</sup> installed if desired.

There is a lift that serves all floors.

### **Some other features and details:**

- Carport for 2 cars
- Garden lighting
- Infinity pool (about 10 x 4 m)
- Transparent glass between the pool and the house
- Pergolas in concrete (maintenance free)
- Video input control system
- Guest toilet
- Spacious sliding windows with sunken sill in the main rooms
- Aluminium window frames (2.70M high) with double glazing (8+12+6)
- 2.70M high solid wood doors with finger-jointed edges and oak veneer
- Floors on the ground floor: high quality ceramic tiles (size 120x120cm) and on the first floor (size 80x80cm).
- Wooden floor in main bedroom
- Floating anti-slip ceramic tiles on terraces (size 80x80) in a light colour
- Minimalistic design kitchen from Porcelanosa with Gaggenau appliances
- Countertops of Gaggenau and Krypton
- Utility room with Bosch equipment on the ground floor
- One-piece ochre marble panels in some parts of the main bathroom
- Hansgrohe rain shower and sanitary facilities
- Washbasins in natural stone
- Stark Duravit toilets with concealed cistern
- Heated towel holder in the main bathroom
- Ventilation system in the bathrooms
- Water softener bio-system
- 1000 L water tank
- Underfloor heating
- Renewable energy Daikin air conditioning for cooling and heating
- 2 solar panels on the roof
- Fire protection system
- Low electricity consumption between 15-20KW/H/M<sup>2</sup>
- Hot water and cooling with heat pump technology that provides 75% to 80% of the energy demand.
- Production unit of energy class A+++. (43% savings in electricity consumption)
- And much much more...for a complete list, please contact us!

### **Dimensions and prices:**

Plots from 673m<sup>2</sup> to 1,005m<sup>2</sup>  
Total gross built area interior: from 430m<sup>2</sup> to 513m<sup>2</sup>  
Covered terraces: from 56m<sup>2</sup> to 87m<sup>2</sup>  
Open terraces: from 126m<sup>2</sup> to 193m<sup>2</sup>  
Ground floor: from 168m<sup>2</sup> to 233m<sup>2</sup>  
Prices: p.o.a.

### **Available option list: (packages)**

Full home automation  
Integrated wine cellar  
Charging point for electric car  
Pool heating with an automatic cover  
Jet stream pool  
Pool lighting with colour control  
Sauna  
Hamman  
Home cinema  
Gym  
Photovoltaic solar energy  
Light sensors for indoors and outdoors  
Perimeter alarm and telephone monitoring with 2 cameras and lighting  
Japanese toilet in the master bedroom  
Splash pool on the roof terrace  
Built-in wardrobes in cedar wood  
Integrated skirting boards



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