



**Modern Villa for sale, with sea views, surrounded by a beautiful, green landscape in the exclusive Cascada de Camojan, Golden Mile, Marbella**  
Marbella Area

🏠 House 📏 Plot 2021 m<sup>2</sup> 🏠 Built 1022 m<sup>2</sup> 🏠 Terrace 355 m<sup>2</sup> 🛏 7 🚿 8 🏠 Ref. 152546

📞 On request

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## Architectural villa for sale in a natural environment, located in the gated urbanization Cascada de Camojan in Marbella

### OFF MARKET

### PROPERTY HIGHLIGHTS

- Newly built villa where the interior can still be personalized.
- Magnificent views of the nature and the sea.
- Open plan concept.
- Indoor and outdoor pool.
- Entertainment and wellness facilities.
- Uniquely designed home in harmony with nature.

### THE LOCATION

- The Cascada de Camojan neighborhood is closed with barriers and provides **permanent surveillance**. There is **no through traffic**, so **peace and privacy** is **guaranteed**.
- The urbanization connects to the exclusive Sierra Blanca neighborhood and are both located on the foothills of the iconic La Concha Mountain.
- **The Cascada de Camojan community is located on a plateau bordered by the protected beautiful mountain landscape, forest area and a green valley.**
- The minimum lot size is larger than in Sierra Blanca, which makes it even more exclusive.
- All amenities are within easy reach, the nearby Golden Mile and the center of Marbella, can be reached within a few minutes' drive. Also the iconic beach promenade of the Golden Mile and its many exclusive beach clubs and Puerto Banus are within 5 to 10 minutes driving distance.

### THE VILLA

#### In figures:

- Plot size: 2.021m<sup>2</sup>
- Built area: 1.022m<sup>2</sup>
- Terraces: 355m<sup>2</sup>
- Garage: 3 cars
- Carport: 2 cars
- 7 Bedrooms

- 8 Bathrooms
- Toilets: 3
- Living floors: 3

## General:

- **Elevated, large plot.**
- **Southern and western orientation.**
- Architectural landscape garden with different types of vegetation including cork oaks.
- **Heated outdoor and indoor pool.**
- The pool is surrounded by a sun terrace and the garden.
- Open and covered terraces that fit perfectly together.
- Sea view and view of the beautiful landscape.
- Absolute serenity, **peace and privacy.**

## The villa:

- New construction villa.
- The house has a high degree of finishing.
- The interior is modern.
- Spacious, high entrance hall with an architectural, wooden staircase and elevator.
- Guest toilet.
- Large, open living space.
- Recessed lounge with a modern fireplace.
- Open plan dining room with adjacent the spacious open kitchen, equipped with Gaggenau appliances.
- Cooking island with integrated breakfast table.
- Room-high sliding windows that provide a seamless transition between interior and exterior.
- Bright interior, partly thanks to the majestic patio
- 7 bedroom and 8 bathroom.
- Spacious master bedroom with 2 bathrooms, sitting area and semi-covered terrace.
- Indoor guest house with lounge, bathroom and kitchenette.
- Gym, Turkish bath, sauna, home cinema and wine cellar.
- Laundry room.
- The layout of the rooms can still be changed to your own needs.
- Technical room and storerooms.
- Indoor garage for 3 cars.
- Carport and parking for several.

## Distribution:

### Ground Floor

- Carport with a pantry and garbage room behind it.



- Entrance hall with toilet, staircase and elevator.
- Study/ extra lounge with fitted wardrobes and bathroom.
- Open living space with equipped kitchen with cooking island.
- Open dining room with adjoining lounge.
- Patio.
- Room-high sliding windows with access to the garden and terraces.
- Covered terraces with dining table.
- Sun terrace and heated pool.
- External staircase to the first floor opening onto the garden from the other bedrooms.

### **Upper Floor**

- Landing with staircase and elevator.
- 2 en-suite bedrooms with covered terrace.
- Spacious master bedroom with dressing room and 2 en-suites, with bath and shower.
- The master suite features a covered terrace and a large open terrace with lounge and glass balustrades.

### **Lower Floor**

- Entrance hall, elevator, staircase and toilet.
- Wine Cellar.
- 2 en-suite bedrooms with dressing room and terrace with garden.
- Gym and home cinema.
- Bathroom with adjoining indoor pool, sauna and Turkish bath.
- Porch.
- Guest or staff accommodation with bedroom, bathroom, lounge and private kitchenette.
- Storage and laundry room.
- Garage for 3 cars, engine room and toilet.

### **Other features:**

- High ceilings.
- Use of many natural materials.
- Marble and wood floors.
- Sanitary ware from Villeroy & Boch in the bathroom.
- VRV Daikin air-conditioning.
- Underfloor heating.
- Home automation.
- Integrated music system.
- Pre installation for an alarm.
- Solar Panels.
- Glass balustrades.

Building permit granted.

Delivery expected in Q3/2023.



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