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







Modern, luxury villa for sale in a gated and secure community on the Golden Mile in Marbella

Marbella Area

House | Plot 1550 m² | Built 720 m² | Terrace 187 m² | 7 | 8 | Ref. 152555

6.250.000 €

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.

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

Contemporary new build villa for sale in an exclusive gated residential area on the Golden Mile in Marbella

PROPERTY HIGHLIGHTS

- Within walking distance of the Puente Romano Resort and beach promenade.
- Majestic, double-height, glass facade.
- Fantastic outdoor spaces with heated pool adjoining a sunken lounge.
- Beautiful rooftop terrace with pool and kitchenette.

THE LOCATION

- Prime location, in the heart of the Golden Mile!
- **In a gated and permanently guarded luxury neighborhood**.
- Very short drive or walk to the nearest local amenities, restaurants and several supermarkets.
- **Within walking distance of the Puente Romano and Marbella Club luxury resorts each offering a wide choice of luxury services, bars and restaurants**.
- **Within walking distance to the beaches of the Golden Mile, with the lively promenade and his several popular beach clubs**.
- Puerto Banus and the many beautiful golf courses of Nueva Andalucia's Golf Valley are just a few minutes' drive away.
- The center of Marbella is just 5 minutes' drive away.

THE VILLA

In figures:

Plot size: 1.550m²
Built area: 720m²
Terraces: 187m²
Swimming pool: 70m²
Garage: 3 cars
7 Bedrooms
8 Bathrooms
Toilets: 2
Floors: 3

General:

- Flat plot.
- Landscape garden with beautiful lawn, plants, palm trees and water features.
- **Large heated pool with integrated bar stools adjoining the lounge.**
- **Adjacent to the pool is a sunken lounge with fireplace.**
- Water feature with integrated stone path separating the 2 covered terraces.
- **Spacious covered terrace with outdoor kitchen with barbecue, lounge and/or dining table.**
- 2nd covered terrace with lounge.
- **South oriented.**
- Absolute privacy.

The villa itself:

- New build villa.
- High level of finishing using sublime building materials.
- **Bright, modern interior.**
- Short, downhill driveway to the indoor garage.
- **Very large, double height entrance hall with staircase and elevator.**
- Guest toilet.
- **Open living space with a central lounge featuring a double-height ceiling and glass facade.**
- The central lounge has a living room with fireplace and an open kitchen with cooking island and dining table.
- **Room-high sliding windows.**
- **Seamless transitions between inside and outside.**
- 6 en-suite bedrooms and possibility of furnishing a 7th.
- A total of 8 bathrooms.
- Large master bedroom, en-suite with freestanding bath and shower, covered and open terrace.
- Gym and sauna.
- Laundry room.
- **2 multi-purpose rooms including 1 with bathroom, perfect for a guest house, home cinema and more.**
- Technical room and storage.
- Indoor garage for 2 to 3 cars.

Distribution:

Ground Floor

- Walkway to the entrance with a pond on the left.
- Immense entrance hall, double height with staircase, elevator and guest toilet.
- En-suite bedroom.
- Living space with partial, double-height ceiling, a parlor, open kitchen with island and access to pantry/utility room.
- Room-high sliding windows to the covered terraces, equipped with a lounge, dining table and equipped outdoor kitchen.
- Swimming pool with adjacent sunken lounge.

Upper Floor

- Landing with stairs and elevator.

- 2 en-suite bedrooms with fitted wardrobes and each with a private terrace.
- Master bedroom, en-suite and dressing room, open and covered private terrace with lounge and stairs to the roof terrace.

Roof Terrace

- Staircase.
- Elevator.
- **Bar, kitchenette, dining table and lounge.**
- **Pool with sun beds and outdoor shower.**

Lower Floor

- Elevator and stairs.
- Laundry room or storage.
- 2 en-suite bedrooms with fitted wardrobes.
- **Open space that can be used as a playroom.**
- **Gym with adjacent bathroom and sauna.**
- **Room with kitchenette and private bathroom, excellent for staff or guest accommodation.**
- **Spacious room, perfect for a home cinema.**
- Garage for 2 to 3 cars and technical room.

Other Features:

- Glass balustrades.
- Air conditioning for cooling and heating.
- Home automation.
- **Underfloor heating throughout.**
- Double glazing.

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













Modern, luxury villa for sale in a gated and secure community on the Golden Mile in Marbella

Marbella Area

House | Plot 1550 m² | Built 720 m² | Terrace 187 m² | 7 | 8 | Ref. 152555 | **6.250.000 €**

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.

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





Modern, luxury villa for sale in a gated and secure community on the Golden Mile in Marbella

Marbella Area

House | Plot 1550 m² | Built 720 m² | Terrace 187 m² | 7 | 8 | Ref. 152555 | **6.250.000 €**

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.