







Building land + exclusive construction project for sale for a contemporary, modern villa on the Golden Mile, Marbella Marbella Area





Terrace 794 m² > 7





Ref. 152513-P



4.950.000 €



Exclusive building plot with project for sale for a modern, luxurious villa on the Golden Mile, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Spacious plot with all privacy.
- Project for a modern villa surrounded by water features.
- Extensive spa with indoor and outdoor pool.
- Solarium with Jacuzzi and view of La Concha and the sea.
- Within walking distance of the Puente Romano Resort.

THE LOCATION

- Private building plot on the Golden Mile, near the "King Abdelaziz" Mosque.
- Short drive from Puerto Banus where you will find all the necessary shopping centers, shops and restaurants.
- Less than 15 minutes' drive to several golf courses.
- Within walking distance of the beach.
- Just steps from the Puente Romano Resort which includes tennis, padel & fitness center.

THE PROPERTY

In figures:_

• Plot size: 3.873m²

• Total built up area: 1.656m²

• Terraces: 656m²

● Pergolas: 138m²

• Total swimming pools: 378m²

• Garage: 4 cars

• Bedrooms: 5 (+ office and staff rooms)

Bathrooms: 8

• Guest toilet: 5

THE PLOT

- Large plot of almost 4,000 sq.m.
- Lush subtropical garden with many water features and palm trees.
- Automatic irrigation and lighting.
- Spacious, swimming pool.
- Extra pool for the kids.
- Floating terrace at the children's pool, equipped with dining table and lounge.
- Around the pool there are several more terraces and the lawn.
- South orientated.
- Lots of privacy.

THE VILLA PROJECT

- Project villa.
- Finished with the best, highest quality materials.
- Modern design.
- Spacious entrance hall with toilet.
- Guest toilet.
- Double-height, open plan living space.
- Spacious lounge, connects seamlessly with the dining room.
- Very large, equipped kitchen with cooking island.
- Pantry.
- Room-high sliding windows.
- Lots of natural light.
- Indoor patio with palm trees.
- Office space.
- 5 bedroom, 8 bathroom.
- Immense master bedroom with en-suite, 2 walk-in closets, toilet and private terrace.
- Staff quarters.
- Gym.
- Multiple spa facilities.
- Indoor swimming pool.
- Wine Cellar.
- Laundry room.
- Technical room.
- Storage rooms.
- Garage for 4 cars.

Distribution:

Ground Floor

- Beautiful walkway to the entrance with water features.
- Spacious entrance with patio and guest toilet.
- Living area with lounge, dining area and kitchen.
- Pantry.
- Landing with staircase and elevator.
- Office space.
- 2 en-suite bedrooms with dressing room and terrace.
- Storage and technical room.
- Covered terrace with lounge.
- Sun terrace with loungers.
- Pergola with bar, dining table and lounge.
- Open terrace with sunbeds.
- Swimming pool.
- Children's pool.
- Floating terrace/pergola with lounge and dining table.
- Toilet.

1st Floor

- Landing with staircase and elevator.
- Indoor patio.
- 2 bedrooms, en-suite with dressing room.
- Master bedroom, en-suite, toilet, double dressing room and terrace.

Roof top/solarium

- Elevator, staircase, landing with toilet.
- Lounge and dining table.
- Jacuzzi.

Lower Floor

- Landing.
- Staircase and elevator.
- Laundry room.
- Toilet.
- Kitchenette.
- Games room with bar.
- Yoga room with bathroom.
- Gym.
- Changing room.
- Terrace with loungers indoor pool.
- Indoor pool.
- Jacuzzi.
- Chill-out.
- Sauna and steam bath.
- Dehumidifier.
- Hall.
- Multiple technical rooms.
- 2 bedrooms for staff.
- 2 bathrooms.

Other features:

- Home automation.
- Air conditioning for heating and cooling.
- Underfloor heating throughout.
- Combination of parquet and stone floors.
- Glass fireplace.
- Motorized glass patio doors.
- Swimming pools equipped with cleaning system.
- Heated indoor pool.
- Music system throughout the house and in outdoor areas.
- Natural stone finish for bathrooms and kitchen.
- Spaces on the first floor can still be adapted to your needs with plenty of room for a wine cooler, bar, home cinema and much more.

The price is for the building plot + the approved building project, excluding the building costs.

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☐ Plot 3873 m² ☐ Built 1656 m² ☐ Terrace 794 m² ► 7 🔊 8







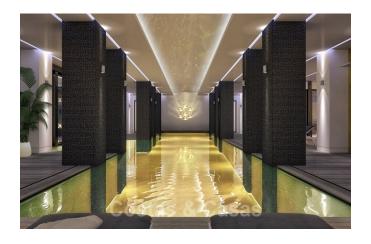




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