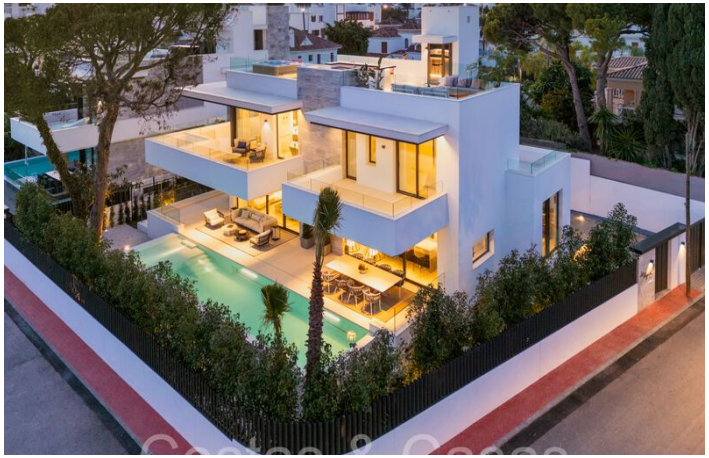
Costas & Casas
Marbella Real Estate

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P

4.750.000 €

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 villa for sale, beachside San Pedro de Alcantara, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Modernist villa.
- Exclusive project located in a privileged urbanization.
- Within walking distance of the beach and minutes from Puerto Banus and Marbella center.
- Open plan interior.
- Lower floor with various leisure facilities.
- Now, ready to move in. (photos will follow soonest)

THE LOCATION

Situated in a private residential community, secured with 24/24h security.
200 meters walk from the beach and a short distance from the center of Puerto Banús and San Pedro.
Essential amenities including supermarkets, eateries, banks, bars, international schools, ... minutes away.
Several prestigious golf courses including Aloha Club, Los Naranjos and Las Brisas within a few minutes driving distance.

THE VILLA

In figures:

Plot size: 616m²
Built area: 466m²
Terraces: 190m²
Swimming pool: 39.20m²
Parking for 2 cars
6 Bedrooms
5 Bathrooms
Guest toilet: 1
Floors: 4

General:

Fenced and elevated plot.
Beautifully maintained garden.
Rectangular pool.
Jacuzzi on the roof solarium surrounded by loungers.
Covered main terrace with dining table for 10.
Second covered terrace with a lounge.
Southern orientation.
View of garden and pool.

The villa itself:

Newly built villa
Developed with superior materials with high-end finishes.
Modern design with stylish furniture pieces.
Covered entrance.
Entrance with a floating staircase and elevator.
Open plan interior.
Open TV lounge with modern fireplace and a high window opening onto the terrace.
Integrated seating area.
Formal, open dining area.
Open designer kitchen with granite cooking island that you can sit at.
Room-high sliding windows with recessed profiles that provide a seamless connection between the indoor and outdoor spaces.
6 Bedrooms and 5 bathrooms.
Large en-suite master bedroom with access to the semi covered terrace.
2 Guest bedrooms on the lower floor.
Furthermore, on the lower floor a relaxation area with TV lounge, bar and home cinema.
Solarium with jacuzzi, outdoor kitchen, breakfast bar and lounge with modern fireplace.
Technical rooms, storage room and laundry room.
Parking space for several cars.

Distribution:

Ground Floor
Porch to the entrance.
Large, open entrance hall with staircase and elevator.
Open plan living with lounge and fireplace.
Cozy sitting area with access to the covered terrace with chill-out.
Open plan designer kitchen with island and integrated dining area.
Bedroom with fitted wardrobes and adjacent bathroom.
From the kitchen there is a direct access to the covered terrace with dining table.
Private pool.
Outside parking for several cars.

Upper Floor
Landing with staircase and elevator.
Magnificent master bedroom with built-in closets and access to the partially covered corner terrace with sitting area.
2 Spacious bedrooms with fitted wardrobes and access to the semi-covered terrace with seating area.
Bathroom.
Terraces with glass railings.

Lower Floor
Staircase and elevator.
Hall with guest toilet.
Home cinema.
Gym with sauna and shower.
Playroom with bar.
2 Guest bedrooms en-suite.
Hall with external staircase.
Technical rooms, storage rooms and laundry room.

Roof Terrace
Elevator and staircase.
Lounge with modern fireplace.
Jacuzzi with sun terrace and loungers.
Outdoor kitchen with breakfast bar.

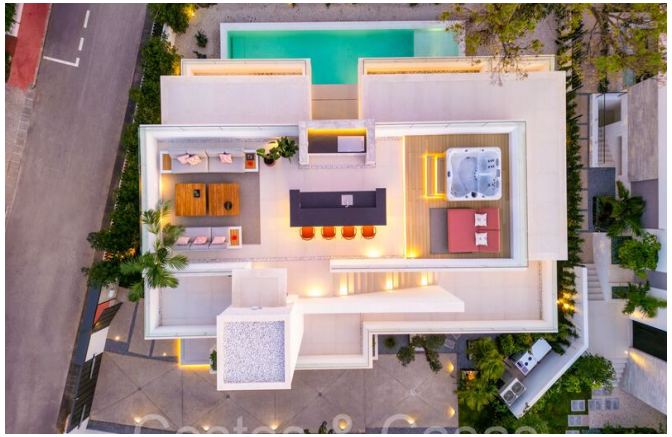
Other features:

Elevator.
Glass balustrades.
Underfloor heating.
Air conditioning for cooling and heating.
Automatically controlled curtains.
Home automation.
Built-in wardrobes.
Garden and pool lighting.

View with us all new construction projects that meet your needs.
You do not pay a penny more than with the developer, but you enjoy professional, objective advice and our top service

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P

4.750.000 €

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P | **4.750.000 €**

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P

4.750.000 €

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P

4.750.000 €

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 new construction villa for sale, walking distance to the beach, beachside San Pedro de Alcantara, Marbella

Marbella Area

House | Plot 616 m² | Built 466 m² | Terrace 190 m² | 6 | 5 | Ref. 153185-P

4.750.000 €

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.