



Modernist luxury villa for sale at walking distance to the beach in Guadalmina Baja, Marbella

Marbella Area

🏠 House 📏 Plot 1016 m² 🏠 Built 460 m² 📏 - 🛏 5 🚿 5 🏠 Ref. 155095

🏠 2.950.000 €

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New, prestigious villa for sale in contemporary style, situated in a quiet residential urbanisation of Guadalmina Baja, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Prime location a few minutes' walk to the beach.
- Using the highest quality materials.
- Multifunctional room on the lower floor, convertible into a playroom, home cinema or bodega.

THE LOCATION

- Located in one of the most exclusive locations in Marbella, a stone's throw away from the beach.
- All amenities within easy reach including international schools, golf courses, supermarkets, restaurants, bars and more.
- Easy access to the A7 coastal road.

THE VILLA

In figures:

- Plot size: 1.016m²
- Built-up area: 460m²
- Pool: 60m²
- Indoor garage: 2 cars
- 5 Bedrooms
- 5 Bathrooms
- Separate toilets: 2
- Floors: 3

General:

- **Large, flat plot.**
- Manicured garden with a garden step to a lower, green level.
- **Swimming pool with mosaic finish and integrated sunbeds.**
- **Adjacent a cosy, sunken lounge.**
- Open and covered terraces with enough space to install a lounge and dining table.
- Outdoor kitchen with an authentic barbecue and a bar.
- Views of the garden and surroundings.
- **Southwestern orientation.**
- Privacy.

The villa itself:

- New villa on plan.
- Built with high quality materials and magnificent finishes.
- Peaceful and modern interior design.
- Open-plan concept.
- **Room-high sliding windows with recessed frames that create a seamless transition between interior and exterior.**
- Bright rooms due to high windows.
- Cream-coloured, ceramic indoor and outdoor flooring.
- 5 Bedrooms and 5 bathrooms.
- All bedrooms have access to the vast terrace.
- Carport and indoor garage for 2 cars.

Distribution:

Ground floor

- Double-height entrance hall with staircase, brightly lit thanks to the double-height windows.
- Guest toilet.
- Spacious living room with TV lounge and modern fireplace.
- Integrated dining area.
- Open designer kitchen fully equipped with cooking island and seating.
- bedroom en-suite with dressing.
- Laundry and storeroom.
- Indoor garage for 2 cars.

Upper floor

- Landing with double-height staircase.
- 2 en-suite bedrooms.
- Spacious master bedroom en-suite with freestanding bath and dressing room.

Lower floor

- Multifunctional room that can be converted into a home cinema or relaxation room/playroom.

- Guest toilet.
- Space, convertible into bedroom, study or bodega.
- Technical room.
- Indoor garage for 2 cars.

Other features:

- Gas fireplace.
- Sophisticated, high-quality domotics.
- Alarm system.
- Glass balustrades.
- Outdoor lighting.

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