Costas & Casas
Marbella Real Estate

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## 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 €**

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.

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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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