



**Off-plan designer villa for sale, with solarium, at walking distance from the beach in the chic Guadalmina Baja in Marbella**

Marbella Area

House Plot 1060 m<sup>2</sup> Built 840 m<sup>2</sup> Terrace 245 m<sup>2</sup> 4 5 # Ref. 152370-P

2.790.000 €

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 form part of any contract. The price does not include purchase costs.

## Premium, new luxury villa for sale in modern style in a preferred and quiet area of Guadalmina Baja in Marbella

### PROPERTY HIGHLIGHTS

- Exclusive off-plan villa in prime location.
- Open-plan design.
- Solarium with chill-out and outdoor kitchen.
- Optional basement with indoor garage and multi-purpose room.
- Building permit granted!

### THE LOCATION

**At walking distance from the beach and from the Guadalmina Hotel with all its facilities.**

All amenities including supermarkets, restaurants, bars, international schools and more are within easy reach.

The Guadalmina golf course surrounds the urbanisation and runs down to the beach.

Within 10 min' driving distance there are numerous other golf courses.

San Pedro centre is a 3-minute drive away, Puerto Banus a 10-minute drive and the historic centre of Marbella a 15-minute drive away.

### THE VILLA

#### In figures:

Plot size: 1.060m<sup>2</sup>

Total built-up area: 840m<sup>2</sup>

Interior surface area: 595m<sup>2</sup>

Terrace surface: 245m<sup>2</sup>

Swimming pool: 60m<sup>2</sup>

4 Bedrooms

5 Bathrooms

Solarium: 89m<sup>2</sup>

Outdoor parking.

Living levels: 2 + optional ground floor

Separate toilet: 1, optionally 2

Indoor garage for 4 cars (optional)

#### General:

Large, fenced plot.  
Manicured, flat garden landscaped with plenty of lawn.  
Saltwater swimming pool finished with ceramic tiles and surrounded by loungers.  
Open and covered terraces, always with chill-out or other seating options.  
View of the garden and the surroundings.  
**Orientation from south to west.**  
Lots of privacy.

## The villa itself:

### **New construction villa off plan.**

Using high-quality materials.  
Very stylish interior, embellished with artistic details.  
Driveway accessible via an electric gate.  
Parking in front for 1 car.

### **Open-plan concept.**

120x120cm porcelain tiles for the interior. Same for the exterior but with anti-slip.  
Room-high sliding windows with sunken frames that seamlessly connect the indoor and outdoor zones.  
4 Bedrooms and 5 bathrooms.  
Multifunctional space of 106m<sup>2</sup> in the optional basement.

## Distribution:

### ***Ground floor***

Covered entrance.  
Double-height, brightly lit entrance hall with stairs and lift.  
Vestibule.  
Guest toilet and shower.  
Open-plan living room with high ceiling, TV lounge and integrated dining area.  
Sleek designer kitchen, fully equipped with Neff appliances and a cooking island with seating.  
Spacious master bedroom en-suite with its own lounge and impressive dressing room with LED lighting.  
Access to the covered terrace through the floor-to-ceiling sliding windows.

### ***Upper floor***

Landing with staircase and lift.  
3 en-suite bedrooms with room-high fitted wardrobes.  
All bedrooms have access to the shared terrace.

### ***Solarium***

An external garden staircase to the solarium.  
Cosy lounge.  
Outdoor kitchen.  
Plenty of space for sun loungers.  
Some steps connecting the solarium with the pergola terrace of the other wing.

### ***Lower floor (Optional)***

Staircase and lift.  
Large multifunctional room of 106m<sup>2</sup> with natural light and ventilation, which can be freely arranged.  
Guest toilet.  
Technical room and storage room.  
Indoor garage for 4 cars.

## Other features:

Lift.

Glass balustrades.

**Underfloor heating in the entire villa.**

Air conditioning for cooling and heating.

Double glazing.

Electric curtains.

Advanced LED lighting and domotics.

Alarm system.

Automatic irrigation.

Outdoor lighting.

***Last villa. Completion 18 months.***

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