



**New modernist luxury villas for sale, with privacy and sea views, in a gated community in the hills of Marbella**  
Marbella Area

🏠 House 📏 Plot 1283 m<sup>2</sup> 🏠 Built 836 to 898 m<sup>2</sup> 🏠 Terrace 171 to 232 m<sup>2</sup> 🛏 4 to 5 🗺 - 🏠 # Ref. 129577-V-P

🏠 4.500.000 €

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 included purchase costs.

## Prestigious villas for sale in contemporary architecture, close to all amenities, with sea views, in a secure urbanisation of Marbella

### PROPERTY HIGHLIGHTS

- In a gated luxury urbanisation with 24-hour security and facilities.
- An oasis of peace with atmospheric outdoor areas.
- Magnificent view over the valley and hills towards the Mediterranean Sea.
- Open-plan concept.
- Lots of privacy.

### THE LOCATION

Higher up in the UNESCO-recognised Sierra de las Nieves National Park.

In a gated and secure urbanisation with only one entry point.

Surrounded by greenery and lots of natural beauty, overlooking the Mediterranean.

Just minutes away from Marbella's centre and all amenities including restaurants, bars, supermarkets and the largest shopping centre on the Costa del Sol, La Cañada.

All residents of the community have access to the exclusive owners' club, where they can enjoy shared amenities and facilities (lounge and solarium, spa facilities, modern gym).

### THE VILLA

#### In figures:

Plot size: 1075m<sup>2</sup> - 1391m<sup>2</sup>

Total net interior area: 471m<sup>2</sup> - 541m<sup>2</sup>

Total gross interior area: 594m<sup>2</sup> - 747m<sup>2</sup>

Total net interior area: 171m<sup>2</sup> - 232m<sup>2</sup>

Total net area: 643m<sup>2</sup> - 769m<sup>2</sup>

Total gross area: 836m<sup>2</sup> - 898m<sup>2</sup>

4 - 5 bedrooms

6 - 7 bathrooms

1 guest toilet

3 floors + solarium.

Indoor garage for 2 cars.

Choice of 4 different types of villas.

Prices from: €4.500.000 to €6.000.000

Completion: 20 months after signing the ppc

*Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.*

## **General:**

Beautiful, spacious plot.  
Well-kept garden, full of tropical vegetation.  
Swimming pool surrounded by loungers.  
Cosy open and covered terraces with lounges and seats.  
An attached pergola terrace provides extra light and ventilation.  
View over the valley towards the Marbella coast.  
Southern orientation.  
Lots of privacy.

## **The villas themselves:**

Detached villa in contemporary style.  
Built to the highest quality standards.  
Stylish and bright interior with soft colour combinations.  
Entrance with cloakroom, double height staircase and lift.  
Guest toilet.  
**Open layout.**  
Elegant living space with a lounge and a dining room.  
Open modern designer kitchen with cooking island and seating area.  
High window structures that generate natural light.  
Large tiles and top quality hardwood floors.  
4 or 5 bedrooms en-suite and a guest toilet.  
On the lower floor:  
Lift, laundry room, pantry, technical and storages.  
**Can be arranged as desired with e.g. a wine cellar, Spa facilities, Home cinema.**  
Indoor garage for 2 cars.

Solarium:  
Surface area of 61m<sup>2</sup>.  
Shielded with glass balustrades.  
Ample space for lounging and more.

## **Other features:**

**Lift.**  
Glass balustrades.  
Air conditioning for cooling and heating.  
Fireplace.  
Underfloor heating.  
Outdoor lighting.



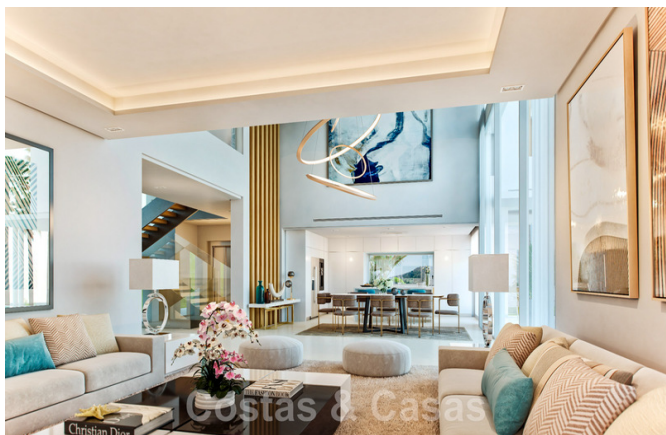
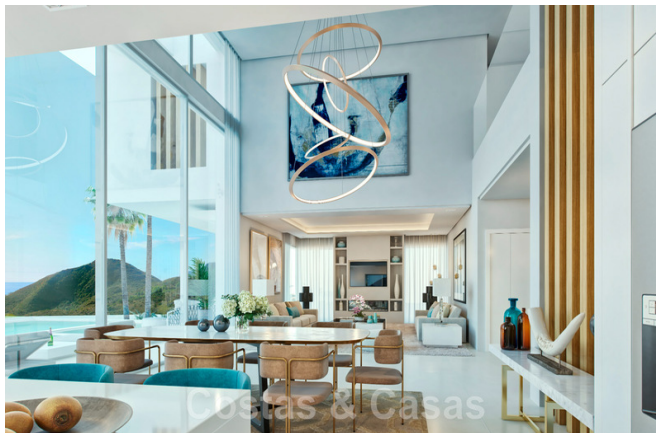
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