



New, ready to move in luxury villa in modern style at walking distance from the beach in a privileged area of Guadalmina Baja in Marbella
Marbella Area

House Plot 1124 m² Built 435 m² Terrace 132 m² 4 4 # Ref. 155255

2.495.000 €

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.

Modern, brand new villa for sale, close to all amenities in Guadalmina Baja in Marbella

SOLD

PROPERTY HIGHLIGHTS

- Beachside in Guadalmina Baja!
- Just a few minutes' walk to the beach and amenities.
- Very bright and open living.
- **Ready to move in.**

THE LOCATION

- Located in one of the most desirable locations in Marbella, within walking distance of the beach and its clubs.
- Close to all amenities including an international school, golf courses, supermarkets, restaurants, bars and more.
- Only 2 minutes' drive from San Pedro centre and 4 minutes from the bustling centre of Puerto Banus. Marbella is 9 minutes' drive away.

THE VILLA

In figures:

- Plot size: 1.124m²
- Built-up area: 435m²
- Terrace surface: 132m²
- 4 Bedrooms
- Bathrooms: 4+1
- 2 Floors

General:

- Fenced, flat plot.
- Manicured garden with lots of lawn.
- Attractive garden pavilion with lounge area and barbecue.
- A 14-metre-long swimming pool in Balinese style with adjoining sunbeds.
- Inviting, open and covered terraces.
- View of the garden and surroundings.

The villa itself:

- **New detached villa for sale in a modern Mediterranean style.**
- Built with high quality materials.
- Airy and bright interior with floor-to-ceiling sliding windows.
- Entrance with double height staircase.
- Guest toilet.
- Spacious open plan living area with lounge, dining area and fully equipped kitchen with cooking island.
- 2nd lounge.
- Pantry.
- Cream-coloured tiled floors inside and out.
- 4 Bedrooms en-suite and a guest toilet.
- Master suite with a freestanding bath and access to the open terrace.
- Indoor garage.

Other features:

- Glass balustrades.
- Fitted wardrobes in the bedrooms.
- Air conditioning.
- Domotics.
- Outdoor lighting.
- Furniture: €120.000



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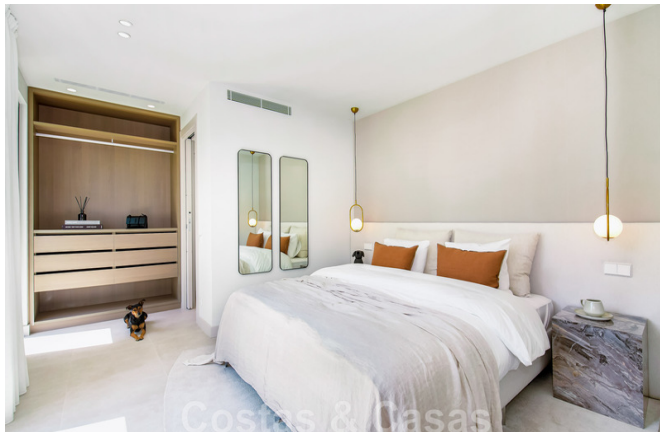


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