



Off-plan designer villa for sale, with solarium a stone's throw from the beach in the heart of Marbella's Golden Mile

Marbella Area

House
 Plot 403 m²
 Built 501 m²
 Terrace 149 m²
 5
 4
 Ref. 155775-P

4.650.000 €

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.

Leading new luxury villa for sale in a high-end urbanisation on Marbella's Golden Mile

HIGHLIGHTS

- Exclusive off-plan villa in prime location.
- Beachside Golden Mile.
- Open-plan design.
- Solarium with chill-out and outdoor kitchen.
- Tranquillity and privacy.
- Near completion.

THE LOCATION

- Exclusively located in a small boutique urbanisation at the beginning of the Golden Mile, a privileged area of Marbella.
- **Within walking distance of Marbella's centre** with all necessary amenities.
- **The beach and its charming promenade is within walking distance.**
- Nueva Andalucia's golf valley, home to several of the best golf courses in Europe, can be reached in just a few minutes' drive.

THE VILLA

In figures:

Plot size: 403m²
Total built area: 501m²
Garden area: 44m²
Surface covered terraces: 38m²
Surface area open terraces: 111m²
Swimming pool: 35m²
5 bedrooms
4 bathrooms
Floors: 2 + lower floor and solarium
Separate toilet: 1
Indoor garage for 2 cars

General:

- Fenced plot.
- Manicured, flat garden.
- Swimming pool finished with ceramic tiles.
- Open and covered terraces, always equipped with chill-out or other seating options.
- Spectacular views of the green surroundings towards the Mediterranean.
- **Southern orientation.**
- Tranquillity and privacy.

The villa itself:

- **Newly built villa off plan.**
- Using high-quality materials.
- Very stylish interior, embellished with artistic details.
- Open-plan concept.
- Room-high sliding windows with recessed frames seamlessly connecting the indoor and outdoor zones.
- 5 Bedrooms and 4 bathrooms.

Distribution:

Ground floor

- Driveway accessible via electric gate.
- Front parking for 1 car.
- Covered entrance.
- Entrance hall with stairs and guest toilet.
- Open living room with a TV lounge and integrated dining area.
- Sleek designer kitchen, fully equipped with an island and seating areas.
- Access to the terrace via room-high sliding windows.

Upper floor

- Landing with stairwell.
- Access to external staircase.
- 2 guest bedrooms with 1 shared bathroom.
- Master bedroom with dressing room, en suite bathroom and private terrace.

Solarium

- An external garden staircase to the solarium.
- Attractive lounge.
- Outdoor kitchen with outdoor dining table.
- Space for sun loungers.
- Possibility of installing a jacuzzi.

Lower floor

- Stairwell.
- 2 large rooms with fitted wardrobes, possible to convert into guest bedrooms.
- Bathroom.
- Equipped gym.
- Storage and laundry room.
- Technical room.
- Indoor garage for 2 cars.

Other features:

- Glass balustrades.
- Car lift with turning platform.
- Fireplace.
- Double glazing.
- Advanced home automation.
- Exterior lighting.

Completion 12/2023



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