Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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 €

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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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