



**New! 2 modernist luxury villas for sale, nestled in a green area, with panoramic sea views east of Marbella centre**  
Marbella Area

House 
 Plot 1535 m<sup>2</sup>
 Built 465 to 477 m<sup>2</sup>
 - 
 3 
 3 to 4 
 Ref. 156010-P

**2.995.000 €**

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.

## 2 new modern luxury villas for sale with sea views in East Marbella

### PROPERTY HIGHLIGHTS

- Newly built villa.
- Sustainable concept surrounded by nature.
- 360° panoramic sea views.
- Private pool and jacuzzi.

### THE LOCATION

- Quietly situated in a privileged, natural area 10 minutes' drive from Marbella centre.
- All amenities, sports clubs, international schools, restaurants, bars and the beach can be reached within a 10-minute drive.
- Malaga international airport is just a 25-minute drive away.

### THE VILLAS

#### In figures:

##### Villa 1

- Plot size: 1.535m<sup>2</sup>
- Total building area: 465m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Guest toilet: 2
- Residential floors: 3
- Price: 2.995.000

##### Villa 2:

- Plot size: 1.166m<sup>2</sup>
- Total building area: 477m<sup>2</sup>

- Bedrooms: 3
- Bathrooms: 3-4
- Separate toilets: 2
- Residential floors: 3
- Price: €2.995.000

## General:

- **New project consisting of 2 architectural luxury villas.**
- Spacious, fenced plot in an elevated position.
- Well maintained garden.
- Fantastic infinity pool with impressive views.
- Built-in jacuzzi surrounded by a sun deck.
- Adjacent sunken lounge with central fireplace.
- Both open and covered terraces.
- Privacy.

## The villa itself:

- **Designed in contemporary architecture combined with state-of-the-art technologies.**
- Using high-quality building materials with refined finishes.
- Room-high sliding windows throughout the villa ensure bright rooms and a seamless connection between the interior and exterior.
- Indoor garage for 2 cars.
- Parking for 2 cars.

## Distribution:

### Main floor

- Stairwell and lift.
- Guest toilet.
- En-suite bedroom with walk-in wardrobe.
- Spacious living space with open plan layout.
- Cosy TV lounge.
- Open kitchen with island and dining table.
- Utility room.
- Access to the attractive terraces with various leisure facilities.

### 2<sup>nd</sup> floor

- Stairwell and lift.
- 1 guest bedroom en-suite with walk-in wardrobe and access to terrace.
- Master bedroom en-suite with freestanding bath, walk-in wardrobe and access to the terrace.

#### Ground floor -1

- Enjoy natural sunlight.
- Stairs and lift.
- Multi-purpose room, to be converted into a playroom or gym.
- Sauna.
- Bathroom and guest toilet.
- Technical room and storage room.
- Indoor garage for 2 cars.

#### **Other features:**

- Lift.
- Glass balustrades.
- Exterior lighting.

**View all new projects that suit your needs with us. You will not pay a penny more than at the property developer, but you will enjoy our market knowledge and Top-Service**



## New! 2 modernist luxury villas for sale, nestled in a green area, with panoramic sea views east of Marbella centre

Marbella Area

House 
 Plot 1535 m<sup>2</sup>
 Built 465 to 477 m<sup>2</sup>
 3 
 3 to 4 
 Ref. 156010-P

2.995.000 €

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.