



**New contemporary designer villa for sale a stone's throw from the New Golden Mile beach, between Marbella and Estepona**  
Marbella Area

House Plot 1111 m<sup>2</sup> Built 800 m<sup>2</sup> Terrace 136 m<sup>2</sup> 5 5 # Ref. 156240-P

5.900.000 €

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.

## Architectural new build villa for sale close to beautiful beach and amenities between Marbella and Estepona

### PROPERTY HIGHLIGHTS

- Newly built villa under construction.
- Modern-contemporary and organic design.
- Located a few steps from the beach.
- Sublime sea views from the roof terrace.
- Combination of luxury and comfort.

### THE LOCATION

**Located on the New Golden Mile a stone's throw from a beautifully landscaped walking path passing through and along the dunes to some cosy beach bars including, the five-star hotel's exclusive Beach Club del Mar.**

A few minutes' drive from San Pedro, Puerto Banus, numerous golf courses and all amenities.

### THE VILLA

#### In figures:

Plot size: 1.111<sup>2</sup>

Built-up area: 800m<sup>2</sup>

Terraces (open + covered): 136m<sup>2</sup>

Swimming pool: 49m<sup>2</sup>

5 bedrooms and 5 bathrooms

2 guest toilets

#### General:

- Spacious, flat plot fully enclosed by plantings.
- Manicured landscaped garden with lots of greenery.
- **Beautiful L-shaped pool with adjacent sunken lounge with integrated fireplace.**
- Outdoor kitchen with dining area.

- Beautiful open and covered terraces equipped with sunbeds, outdoor lounges and more.
- **Vast solarium with installed Jacuzzi and chill-out areas.**
- **From the upper floor, enjoy stunning views over the Mediterranean.**
- Absolute tranquillity and privacy guaranteed.

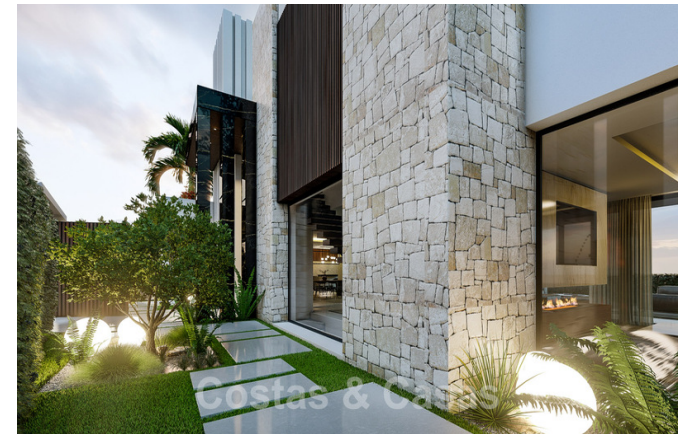
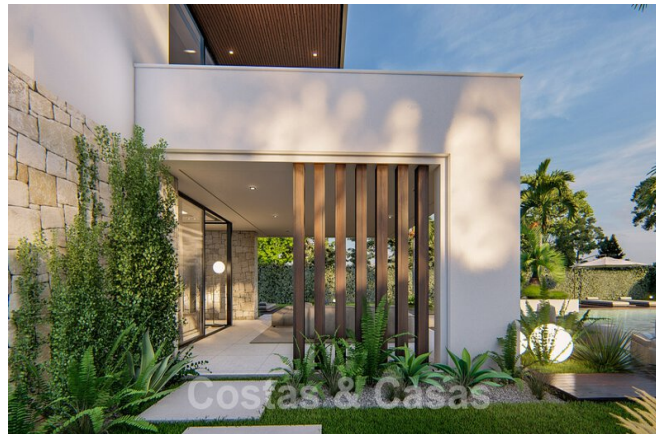
## The villa itself:

- **Detached new-build villa with high-end architecture that reflects an ideal balance between nature and luxury.**
- Designed with high-quality materials and top-quality finishes.
- The villa is accessed via a motorised garage gate opening onto a carport, and via a pedestrian gate opening onto a beautiful entrance.
- Bright interior with an open layout.
- **Room-high sliding windows with recessed profiles throughout the villa provide bright rooms on the one hand, and a transparent transition to the outdoor spaces on the other.**
- 5 bedrooms, 5 bathrooms.
- The villa provides a wide variety of facilities designed to satisfy the most demanding tastes and requirements.
- Games room, home cinema, ...
- The optimally developed architecture will always allow you to enjoy the large terraces, garden, swimming pool and outdoor areas in peace.
- Carport for 2 cars.

## Other features:

Sophisticated home automation system.  
Underfloor heating.  
Fireplace.  
Air conditioning.  
Alarm system.  
Exterior lighting.





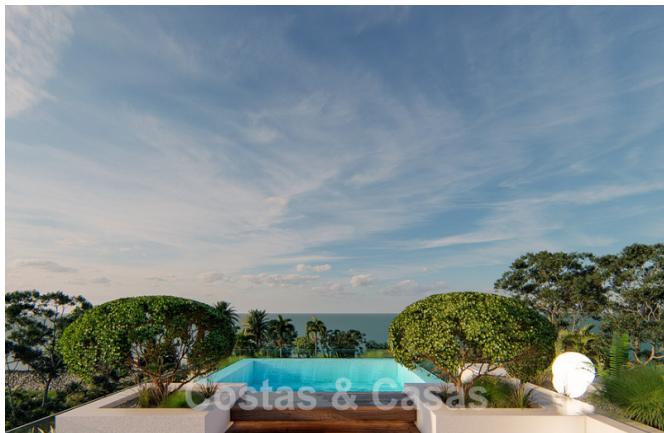
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