Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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## Exclusive project with 4 semi-detached luxury villas for sale, frontline beach, in East Marbella. Last villa, huge discount!

Marbella Area

House | Plot 483 m² | Built 836 to 868 m² | Terrace 262 to 317 m² | 4 | 4 | Ref. 156777

**4.950.000 €**

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 from part of any contract. The price does not included purchase costs.

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# Modernist luxury villas for sale directly adjacent to the beach on the east side of Marbella

## OFF MARKET

## PROPERTY HIGHLIGHTS

- Newly built villas, frontline beach.
- Sustainable design with a creative, innovative approach.
- Open views over the Mediterranean Sea.
- Solarium with private pool.
- Customisable.
- **Huge discount for the last villa!**

## THE LOCATION AND THE PROJECT

This exclusive project consists of 4 luxurious, semi-detached villas with an avant-garde design.
Exceptionally located in a privileged beach neighbourhood east of Marbella centre.
With direct access to the beach and the sea.
A wide range of prestigious golf courses are just a few minutes' drive away.
A few minutes' drive from Marbella centre and La Cañada shopping centre.
Hospital Costa del Sol, international schools and supermarkets can be reached within a few kilometres.

## THE VILLAS

Update 20/10/2023

### Villa 1:

Plot size: 483m²
Total constructed area: 836m²
Surface covered terraces: 70m²
Surface area open terraces: 115m²
Surface area solarium: 77m²
Surface area garage: 55m²
4 bedrooms
4+1 bathrooms

Price: ~~€ 5.980.000~~
**Huge discount for the last villa!**
€4.950.000

## Villa 2: Sold

## Villa 3:

Plot size: 433m²
Total built area: 868m²
Surface covered terraces: 75m²
Surface area open terraces: 163m²
Solarium area: 79m²
Surface area garage: 45m²
4 bedrooms
4+1 bathrooms
Price: ~~€6.350.000~~
SOLD

## Villa 4:

Plot size: 499m²
Total built surface area: 863m²
Surface covered terraces: 70m²
Surface area open terraces: 127m²
Surface solarium: 77sqm
Surface area garage: 60m²
4 bedrooms
4+1 bathrooms
Price: ~~€6.490.000~~
SOLD

## General:

**Flat, elevated plots bordering the beach and separated along both sides by high plantings.**
Manicured landscaped gardens with lawn.
Large swimming pool with adjacent sun terrace and lounge area.
**Facing south with frontal views of the Mediterranean Sea.**

## The villas:

**Semi-detached, modern villas, exclusively designed with premium building materials and refined finishes.**
Large living space with an open layout divided into a TV lounge with fireplace, integrated dining room and kitchen diner.
Quality kitchen, complete with high-end appliances.
**Room-high sliding windows, which can be slid into the wall, with recessed profiles provide a seamless transition allowing the interior to merge with the outdoor space.**
4 bedrooms, 4 bathrooms and guest toilet.
Large master bedroom en-suite with dressing area and direct access to the expansive private terrace.

The villas each feature a **roof terrace** with an infinity pool, an outdoor kitchen with barbecue and a dining and lounge area.
On the lower floor a multi-purpose room, free to design as home cinema, mancave with bar, gym, ...
Laundry room, storage room.
Indoor garage for 2 cars.
Carport

## Other features:

**Private lift to all floors.**
Glass balustrades.
Fireplace.
Fitted wardrobes.
Barbecue.
Sophisticated home automation system.
LED mood lighting.
Alarm system.
...

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