



New villas for sale with panoramic sea views within walking distance of San Pedro centre, Marbella
Marbella Area

🏠 House 📐 Plot 722 m² 🏠 Built 440 to 494 m² 🏠 Terrace 209 to 258 m² 🛏 5 🚿 4 # Ref. 157676-P

🏠 2.750.000 €

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.

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PROPERTY HIGHLIGHTS

- New boutique villas.
- Gated complex with attractive outdoor areas.
- Private garden with heated swimming pool.
- Solarium with outdoor kitchen and jacuzzi.
- Breathtaking sea views from the roof terrace.
- Open plan.
- Last villa!

THE LOCATION

Situated in a residential urbanization, within walking distance of San Pedro centre.

Medical centres, schools, supermarkets, restaurants, bars and more are within easy reach.

The beach is a few minutes' drive away.

The world famous marina of Puerto Banus with its luxurious luxury boutiques can be reached within 5 minutes by car.

Fully fenced complex with permanent security consisting of 5 villas.

Shared outdoor areas have been thoughtfully designed for interaction and relaxation. A woodland garden, a special area for yoga enthusiasts, a play area for the children and a quiet corner for relaxation with a fire pit and seating area.

THE VILLAS

In figures:

Update price list: 04/2025

Villa 1 (RESERVED)

Villa 2 (RESERVED)

Villa 3 (RESERVED)

Villa 4

Plot size: 526m²

Built-up area: 440m²
Built-up area interior: 375m²
Terraces: 237m²
5 bedrooms, 4 bathrooms
Price: €2,750,000

Villa 5 (RESERVED)

Description:

A boutique collection of 5 detached and semi-detached new-build villas.

Built with high quality building materials.

Each villa enjoys a private garden with a heated swimming pool.

The **roof terrace provides pre-installation for a barbecue area and a jacuzzi.**

On the solarium you can enjoy a **magnificent, panoramic sea view.**

Entrance hall with cloakroom and guest toilet.

Very bright and stylish interior.

Large windows provide extra natural light and extra ventilation.

Open living space with lounge, integrated dining area and kitchen.

The open kitchen is fully equipped with a cooking island and breakfast bar.

Pre-installation for wine bodega in the cellar.

High-quality porcelain floors.

Storage room + indoor garage for at least 2 cars.

Other characteristics:

Air conditioning.

Water-based underfloor heating.

Electric underfloor heating in the bathrooms.

Fitted wardrobes.

Motorized blinds.

Intercom system.

Sound system.

Alarm system.

Charging point for electric cars.

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