Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## Modern new build villas for sale just metres from the beach east of Marbella centre

Marbella Area

House | Plot 678 m² | Built 454 to 457 m² | Terrace 157 to 162 m² | 4 | 4 | Ref. 163000-P | **3.400.000 €**

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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# New luxury villas for sale, beachside in Marbella East

## HIGHLIGHTS

- Collection of 4 new build villas.
- Walking distance to the beach and all amenities.
- Inviting outdoor area with private pool.
- 4 bedrooms, 4 bathrooms.
- Will sell quickly…3 villas remaining

## THE LOCATION

**Quietly situated in a residential area 350m walk from the sandy beaches of Marbella East, which are dotted with beach restaurants and beach clubs.**
Marbella centre is a 15 minute drive away.
The golf resorts of Cabopino, Calanova, Santa Maria, Santa Clara, Marbella Country Club and Rio Real are all just a few minutes' drive away.
Other sports facilities, schools, shops, restaurants and more can also be reached within a short drive.

## THE VILLAS

### In figures:

*Villa 1*
Plot: 678m²
Total built area: 527m²
Terrace area: 162m²
Bedrooms: 4
Bathrooms: 4
Guest toilets: 3
3 floors + solarium
Price: €3,500,000

*Villa 2*
Plot: 500m²
Total built area: 527m²
Terrace area: 162m²
Bedrooms: 4

Bathrooms: 4
Guest toilets: 3
3 floors + solarium
Price: €3,400,000

*Villa 4*
Plot: 678m²
Total built area: 548m²
Terrace area: 162m²
Bedrooms: 4
Bathrooms: 4
Guest toilets: 3
3 floors + solarium
Price: €3,500,000

*Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.*

## General:

**The 4 villas are located next to each other but are separated by a fence.**
Manicured landscaped garden with tropical greenery and lawn.
Built-in private swimming pool with adjacent sun deck.
Open and shaded terraces offer the opportunity to enjoy the pleasant Mediterranean climate.
**Extensive solarium** with lounge facilities and panoramic views.

## Description:

**Detached new build villas with contemporary architecture.**
Each villa has been carefully designed to maximise the beautiful surroundings whilst providing the comforts of modern living.
Floor to ceiling sliding windows with recessed frames provide a seamless flow between the interior and exterior spaces, whilst also generating plenty of natural light.
**Open plan living space.**
Ultra-modern kitchen/diner, fully equipped with high-end appliances and a cooking island.
Part of the living space features a double height ceiling, with double height window structures.
Integrated dining area.
4 bedrooms, 4 bathrooms and 3 separate toilets.
Fully equipped gym with adjoining sauna.
Laundry room.
Technical rooms.
Integral garage for 1 to 2 cars.

Other features:
**Lift to all floors.**
Fitted wardrobes.
Glass balustrades.
LED lighting inside and outside.

Expected completion: Q2 2028

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