Costas & Casas
Marbella Real Estate

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## Sophisticated new build villa for sale in a prestigious, secure residential area on Marbella's Golden Mile

Marbella Area

House | Plot 1197 m² | Built 1215 m² | Terrace 602 m² | 5 | 5 | Ref. 180901-P

**6.790.000 €**

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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## HIGHLIGHTS

- In a gated and secure community.
- Walking distance to the beach and amenities.
- Inviting outdoor spaces.
- Open plan living.
- 5 bedrooms, 5+2 bathrooms.
- Customisable.

## THE LOCATION

Situated in an exclusive residential community on Marbella's prestigious Golden Mile.
Walking distance to the beach and the 5-star Puente Romano Beach Resort Hotel, and just a 5-minute drive from both the world-famous Puerto Banus and the charming old town of Marbella.
With direct access to the main road (A7), the urbanisation is excellently connected to the rest of the region.
Malaga International Airport can be reached within 35 minutes.

## THE VILLA

### In figures:

Plot: 1,197m²
Built area: 1,215m²
Built area interior: 613m²
Exterior area: 602m²
Bedrooms: 5
Bathrooms: 5
Guest toilets: 2

### Algemeen:

Situated on a spacious plot, completely enclosed by tall plantings which offers the necessary privacy.
Beautifully landscaped exterior with a Mediterranean mix of tropical plants and lawn.

Private swimming pool surrounded by sun terraces and a built-in jacuzzi.
**Facing south.**
Views over the surrounding area, and from the upper floor the view extends to the Mediterranean Sea.
An extensive solarium offers additional space for installing lounge facilities.

## Description:

**Detached villa with contemporary design and luxurious architectural appearance.**
Realized with sustainable materials and a quality finish.
The high sliding windows flood the villa with light and the interior and exterior merge seamlessly.
An open and inviting interior design.
Spacious living area with living and dining area.
Open quality kitchen, equipped with Miele or Siemens appliances and a central seating island.
5 bedrooms, 5 bathrooms and 2 separate guest toilets.
Home cinema.
Fully equipped fitness room.
Air-conditioned wine cellar.
Large-format quality porcelain floors.
Storage room.
Technical room.
Indoor garage for 2 cars.

Other features:
Private lift to all floors.
Air conditioning for cooling and heating.
Daikin aerothermic system for hot water.
Electric underfloor heating throughout the villa.
Fitted wardrobes.
Bioethanol fireplace.
Double glazing.
Glass balustrades around the terrace.
Telecom system.
LED lighting inside and outside.
Villeroy & Boch or similar brand sanitary ware.
High-quality home automation system.
Sonos or similar sound system.
Pre-installation for electric car charging station.
Pre-installation for pool and jacuzzi heating.
Pre-installation for jacuzzi on the solarium.
Pre-installation for barbecue on the solarium.
Pre-installation for guest toilet on the solarium.
Pre-installation for solar panels.

*Expected delivery Q4 2026.*

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***You don't pay a cent more than with the project developer, but you do benefit from our market knowledge and top service.***

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