Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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Contemporary villa for sale within walking distance of the beach and amenities in Marbella city

Marbella Area

House | Plot 1005 m² | Built 753 m² | Terrace 258 m² | 4 | 5 | Ref. 187187

4.750.000 €

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Modern villa for sale in a gated community in Marbella city center

HIGHLIGHTS

- Absolute top location in Marbella.
- In a private residential community with 24-hour security.
- Adjacent to 2 city parks.
- Within walking distance of the boulevard, the beach, all amenities and the historic center.
- Brand new furniture included.
- Ready to move in.

THE LOCATION

Situated in an exclusive and gated community in the heart of Marbella.
This **exclusive villa complex borders directly on two beautiful city parks**, which provides a green and serene environment.
Only 750 meters walk from the atmospheric beach boulevard and ideally located **on the edge of both the bustling center of Marbella and the prestigious Golden Mile.**
All daily amenities are within walking distance: from charming cafes and restaurants to supermarkets, shops and schools.
The historic centre of Marbella, with its characteristic cobbled streets, cosy tapas bars, art galleries and unique boutiques, is also just a short walk away.
You are also within walking distance of several beach restaurants and iconic locations such as the Marbella Club Hotel and the Puente Romano Beach Resort on the Golden Mile.

THE VILLA

In figures:

Plot: 1,005m²
Built area: 753m²
Terrace area: 258m²
Bedrooms: 4
Bathrooms: 5
Guest toilets: 2
3 floors + solarium

General:

Spacious, fenced plot.

Manicured landscaped garden with a built-in **heated swimming pool**.
An extensive **roof terrace has a jacuzzi and an outdoor kitchen**, perfect for relaxing.
From the **roof terrace** you can enjoy beautiful views of the sea and the mountain landscape.

Description:

Detached villa with modern architecture.
The villa is part of an exclusive villa project, consisting of 15 villas, which was completed in 2023.
Using high-quality materials and meticulous finishing.
The **high sliding windows with integrated profiles** create a **seamless transition between inside and outside,** maximizing views and daylight, and enhancing the **minimalist architecture with a sleek, transparent design**.
Large open plan living space with a sitting and dining area.
The kitchen combines understated luxury with a sleek minimalist design, with everything focused on functionality and timeless design.
In total there are 4 bedrooms, each with its own bathroom and private terrace.
Separate 2 guest toilets.
The basement is entirely dedicated to relaxation and well-being, with a **gym, a serene spa area with sauna**, wine cellar, a **home cinema** and a games room with TV lounge.
Technical room.
Equipped laundry room with Bosch machines.
Indoor garage for 2 cars.

Other features:
Private lift to all floors.
Underfloor heating in the bathrooms.
Fireplace.
Double glazing.
Glass balustrades around the terraces.
Home automation system.
Gaggenau appliances.
Custom built-in wardrobes.
LED lighting.
Outdoor shower.

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