

**Move-in ready, contemporary luxury villa for sale on the golf course on the New Golden Mile, Marbella - Estepona**  
Marbella Area

🏠 House 📏 Plot 580 m<sup>2</sup> 🏠 Built 368 m<sup>2</sup> 🏠 Terrace 131 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 192192

🏠 1.650.000 €

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## Modern luxury villa for sale between Marbella and Estepona

### HIGHLIGHTS

- Spacious villa with a modern architectural style.
- Walking distance to a golf clubhouse with various facilities.
- Inviting terraces + roof terrace with jacuzzi.
- Open and bright interior.
- Furnished and move-in ready.

### THE LOCATION

Quietly situated on the golf course on the New Golden Mile, between Marbella and Estepona.

A short walk away, you'll find a beautiful clubhouse with a spa, fitness room, heated indoor pool, outdoor pool, basketball court, restaurants, a relaxation area with a fireplace, and tennis courts.

Beautiful beaches with charming beach clubs are just minutes away, while the property is surrounded by some of the best golf courses the Costa del Sol has to offer.

San Pedro, Puerto Banús, and the center of Estepona are approximately a 10-minute drive away.

### THE VILLA

#### In figures:

Plot: 580m<sup>2</sup>  
Built area: 499m<sup>2</sup>  
Built area inside: 368m<sup>2</sup>  
Ground floor: 150m<sup>2</sup>  
First floor: 143m<sup>2</sup>  
Basement: 112m<sup>2</sup>  
Terrace area: 131m<sup>2</sup>  
Solarium: 132m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Separate guest toilet

## General:

Enclosed plot in an elevated position.

Beautifully landscaped exterior with a built-in infinity pool with a saltwater system.

Extensive terraces offer the opportunity to enjoy the pleasant Mediterranean climate.

The **spacious roof terrace** is a true paradise, complete with a **jacuzzi, outdoor shower, lounge area, sun loungers, and a fully equipped outdoor kitchen with a bar and barbecue.**

**Panoramic views over the golf valley towards the Mediterranean Sea.**

## Description:

**The villa features minimalist design with clean lines, creating a powerful and contemporary feel.**

Completed in 2022, the villa was built with the finest quality materials and craftsmanship, resulting in a high level of comfort.

**Floor-to-ceiling windows that disappear completely into the walls create a seamless transition between indoors and outdoors,** allowing abundant natural light to flood in.

The **sleek, trendy interior exudes a chic, luxurious design,** with refined materials and elegant accents.

A spacious living area combines a stylish living room with a dining room.

The **custom-made kitchen** is fully equipped with Neff appliances and features a breakfast island.

There are **four bedrooms, four bathrooms, and a separate guest toilet.**

The basement floor features a **relaxation area with a chill-out area,** complete with a kitchenette and bar.

A hammam.

A fitted laundry room.

High-quality tiled floors.

A two-car garage.

Other features:

Air conditioning for cooling and heating.

Underfloor heating throughout the first floor.

Modern fireplace.

Double glazing.

Glass balustrades around the terraces.

**Floating staircase.**

Custom-made wardrobes.

**Home automation system for lighting, climate control, and security.**

CCTV and video intercom system.

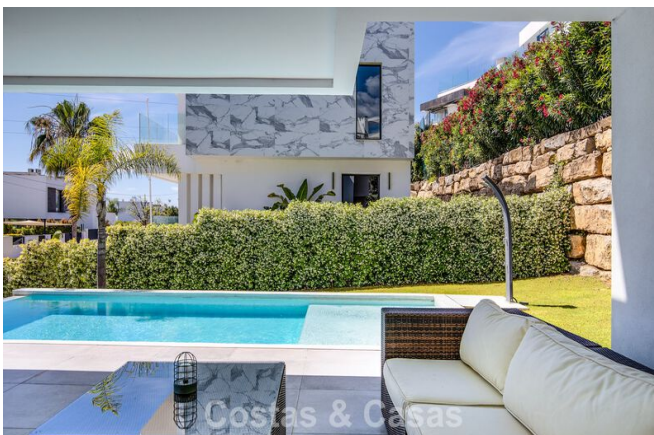
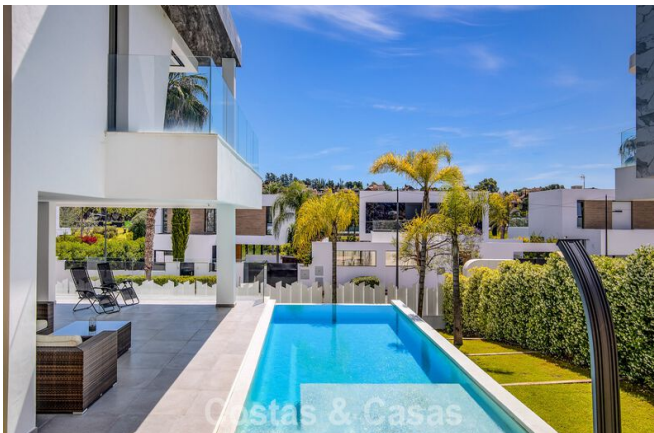
Indoor and outdoor LED lighting.

Solar panels for improved energy efficiency.

Outdoor shower.

Automatic irrigation system.

Fully furnished.



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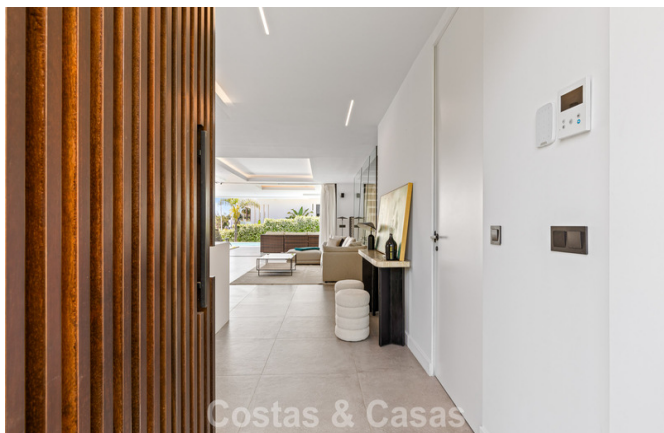
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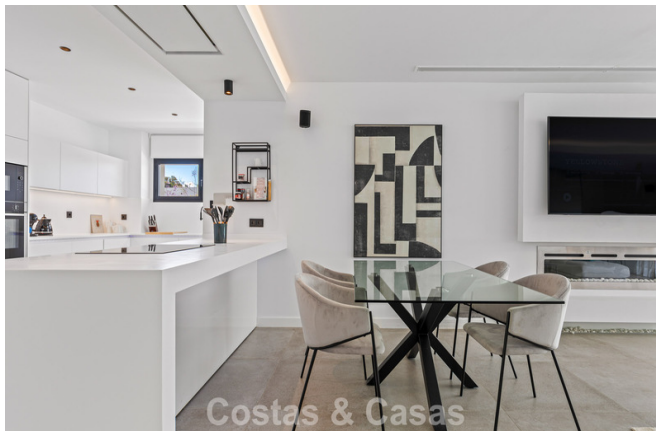
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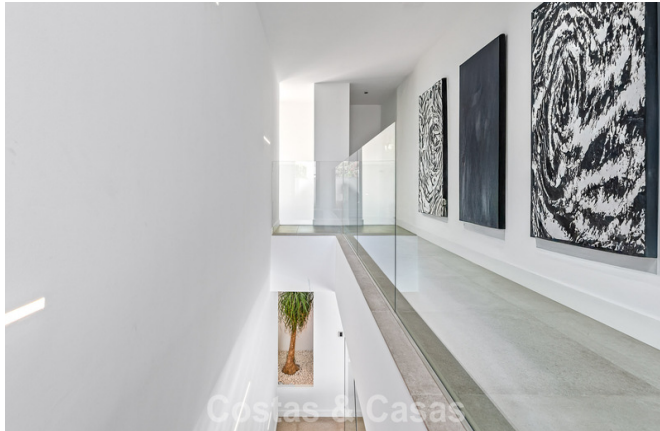
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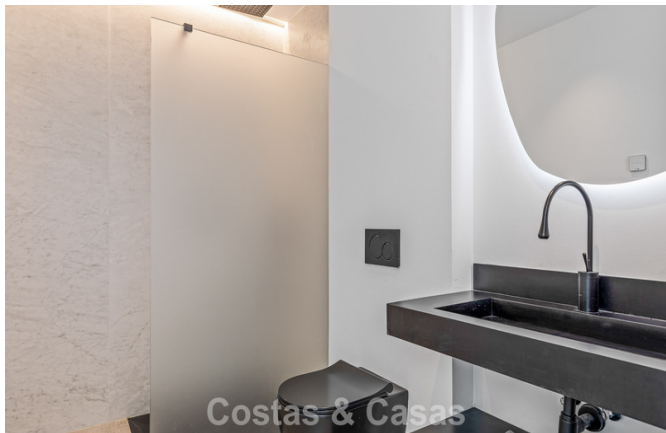
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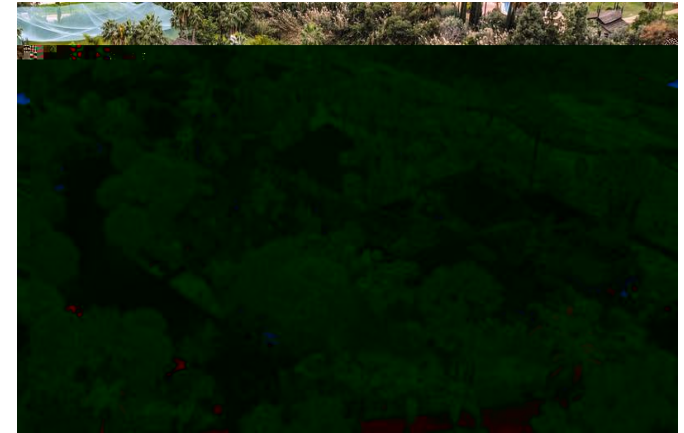
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