



Modernist, single-story luxury villa for sale just steps from the beach east of Marbella center

Marbella Area

🏠 House 📏 Plot 2519 m² 🏠 Built 707 m² 🏠 Terrace 158 m² 🛏 5 🗺 6 # Ref. 195500

🏠 5.795.000 €

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Contemporary luxury villa for sale just steps from the beach in East Marbella

HIGHLIGHTS

- Large 2,519m² plot, just steps from the beach.
- All living areas are on one level.
- Open and bright interior.
- Separate spa building with gym and sauna.
- Expansive roof terrace.
- Furnished and move-in ready.

THE LOCATION

Located in a quiet and well-maintained residential area, just **a few minutes' walk from the beach** and charming restaurants.

This charming coastal development is characterized by its flat position, ideal for relaxing walks or bike rides along the coastline.

Exclusive beach clubs such as Nikki Beach and various amenities such as supermarkets, golf courses, international schools, and sports facilities are just minutes away by car.

The picturesque Cabopino marina is just a 5-minute drive away, while the vibrant center of Marbella can be reached in 15 minutes.

THE VILLA

In figures:

Plot: 2,519m²

Built area: 707m²

Terrace area: 158m² (31m² covered, 66m² open, 61m² pergola)

Bedrooms: 5

Bathrooms: 6

General:

Spacious, fully fenced plot of over 2,500m².

The exterior offers a harmonious atmosphere of tranquility, surrounded by **tropical plants and a beautiful lawn.**

Indoor private swimming pool with an adjacent sun terrace and pool bar.

The terraces invite you to enjoy the soft Mediterranean sun and fresh air all day long.

A **spacious roof terrace** offers the opportunity to furnish it to your own taste, with inviting lounge areas, an outdoor kitchen, or other stylish details that perfectly complement your lifestyle.

Located southwest.

Description:

Detached villa with a modern, contemporary architectural style.

Fully modernized with luxurious materials and a high-quality finish.

Floor-to-ceiling sliding windows with recessed profiles provide abundant natural light and enhance the feeling of openness.

Open-plan living room with a cozy TV lounge.

The **custom-built kitchen** is equipped with floor-to-ceiling cabinets, Gaggenau appliances, and a stylish kitchen island with an integrated breakfast bar.

Adjacent is a dining area.

Five luxuriously designed bedrooms, each with an en-suite bathroom, two of which also have a **private sitting area** and dressing room.

A **separate spa building** with a fitness room, sauna, and shower, which could potentially be converted into a guest house or staff apartment.

High-quality cream-colored tiled floors.

Integrated garage for two cars.

Additional parking for two cars.

Other features:

Air conditioning for cooling and heating.

Modern fireplace.

Double glazing.

Solar panels.

Indoor and outdoor LED lighting.

Custom-made built-in wardrobes.

Awnings.

Alarm system with security cameras.

Fully furnished.



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