



**Move-in ready luxury villa with contemporary architecture for sale on the beachside east of Marbella center**

Marbella Area

🏠 House 📏 Plot 670 m<sup>2</sup> 🏠 Built 408 m<sup>2</sup> 🏠 Terrace 252 m<sup>2</sup> 🛏 5 🚿 6 # Ref. 196500

🏠 3.345.000 €

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## Contemporary villa for sale within walking distance of the beach in East Marbella

### HIGHLIGHTS

- Modern villa just steps from the beach.
- Open plan living.
- Panoramic sea views.
- Multifunctional basement.
- Move-in ready.

### THE LOCATION

Ideally located in one of Marbella's most sought-after residential areas, **just 300 meters from the beach** and a wide selection of restaurants. This beachside development is perfect for relaxing walks and bike rides.

Trendy beach clubs like Nikki Beach are just a few minutes away by car, as well as all necessary amenities: supermarkets, restaurants, golf courses, schools, sports centers, and more.

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

Málaga Airport is just 30 minutes away.

### THE VILLA

#### In figures:

Plot: 670m<sup>2</sup>  
Built area: 408m<sup>2</sup>  
Terrace area: 252m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 6  
Guest toilet  
3 floors + roof terrace

#### General:

**Situated on a flat plot, fully enclosed by greenery.**

Outdoor seating and relaxation areas.

Spacious roof terrace with additional space for relaxation facilities.

Infinity pool with a saltwater system.

**Panoramic sea views from the upper floor.**

The lower floor offers a multifunctional space, which can be freely configured as a games room, TV lounge, or meeting area, among other things.

## **Description:**

**Beautiful, detached villa with a contemporary Mediterranean architectural style.**

Minimalist design, abundant natural light, and an open-plan living concept.

Floor-to-ceiling sliding windows with recessed profiles create a bright and open atmosphere throughout the home.

**Open-plan living space** with living and dining areas.

Sleek open-plan kitchen, fully equipped with Miele appliances and a breakfast island.

**5 bedrooms and 6 bathrooms, plus a separate guest toilet.**

The lower floor features a **versatile space** ideal as a relaxation lounge, TV room, or exclusive space tailored to your lifestyle.

High-quality, large-format tiled floors.

Laundry room.

Utility room.

Storage room.

Parking for 2 cars.

Other features:

Air conditioning for cooling and heating.

**Underfloor heating throughout.**

Modern fireplace.

Custom-made wardrobes.

Double glazing.

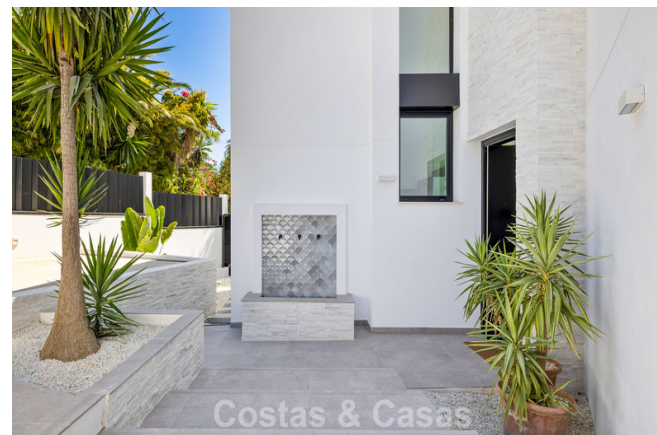
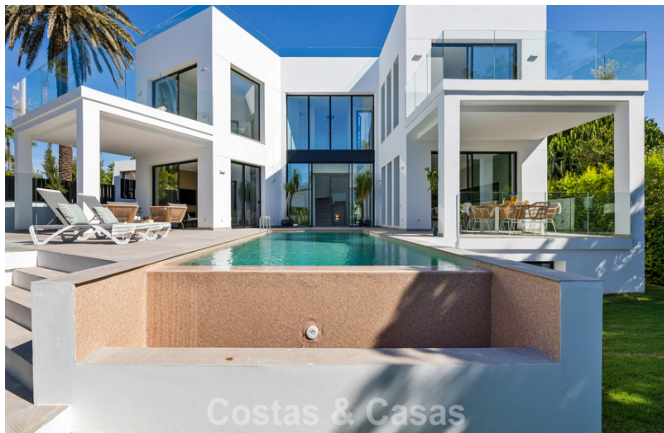
Glass balustrades around the terraces.

Solar panels.

Satellite TV.

Automatic irrigation system.

Alarm system.



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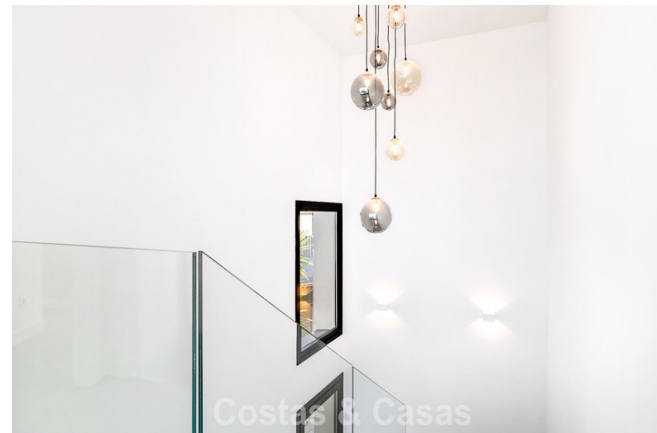
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