Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Exclusive residence with sea views for sale in a progressive complex with 24-hour security on Marbella's Golden Mile

Marbella Area

House - Built 686 m² Terrace 151 m² 3 4 Ref. 196900

6.300.000 €

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Move-in ready designer home for sale on Marbella's Golden Mile

HIGHLIGHTS

- Villa of exceptional quality.
- Walking distance to the beach, Puente Romano, and Puerto Banus.
- Roof terrace with private pool, outdoor cinema, and outdoor kitchen.
- Private garden and a communal garden with a large pool.
- Furnished and move-in ready.

THE LOCATION

Excellent location on Marbella's prestigious Golden Mile, within walking distance of the beach, various amenities, stylish restaurants, cozy bars, and the exclusive 5-star facilities of the iconic Puente Romano Resort and the Marbella Club Hotel.

A few minutes' drive away is the renowned Golf Valley of Nueva Andalucía, where renowned golf courses such as Los Naranjos, Aloha Golf, and Las Brisas invite you to a unique golfing experience.

Residents of the complex have access to a private underpass that provides direct access to the beach and promenade, ideal for a relaxing stroll along the coast, just minutes away.

THE VILLA

In figures:

Built area: 686m²
Terrace area: 151m²
Bedrooms: 3
Bathrooms: 4
Guest toilet
3 floors + solarium

General:

A fenced private garden opens onto the communal green areas and the infinity pool.
A **spacious solarium** is equipped with a **swimming pool, outdoor cinema**, and **outdoor kitchen** with al fresco dining area.

A covered terrace provides the ideal setting for elegant dinners or relaxing moments outdoors.
West-facing.
Stunning panoramic views of the surrounding area with the Mediterranean Sea in the background.

Description:

Sophisticated villa with a high-end architectural style.
Built to the **highest quality standards**, with unparalleled attention to detail.
Floor-to-ceiling sliding windows throughout the villa create exceptionally bright spaces.
The airy living area features a **partially double-height ceiling**.
A high-quality kitchen with premium Gaggenau appliances and a breakfast island is the focal point of the villas.
A **glass patio forms the focal point of the villas, designed to create additional light and air circulation**, with the option of being completely enclosed with sliding glass walls.
3 bedrooms, 4 bathrooms, and a separate toilet.
Beautiful master suite with an open-plan bathroom and private walk-in closet.
Extensive porcelain floors.
The **lower floor** provides natural light and could be transformed into a gym, spa, or studio.
Utility room.
Integrated garage for 4 cars with an electric vehicle charging station.

Other features:
Elevator to all floors.
Air conditioning for cooling and heating.
Underfloor heating throughout.
Fireplace.
Double glazing.
Solid oak doors.
Advanced home automation system with a touchscreen.
Sonos sound system.
Custom-built wardrobes.
Glass balustrades around the terrace.
LED lighting.
Biometric fingerprint lock.
Recently fully furnished.

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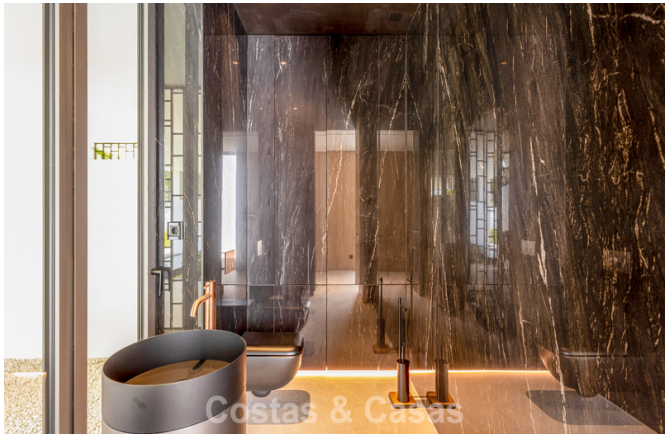
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