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







Contemporary villa for sale within walking distance of the beach and amenities in Marbella city center

Marbella Area

House | Plot 925 m² | Built 730 m² | Terrace 224 m² | 5 | 4 | Ref. 197197

4.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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

Contemporary luxury villa for sale in a gated community near Marbella city center and the Golden Mile

HIGHLIGHTS

- Prime central location in Marbella.
- In a gated community with 24-hour security.
- Adjacent to two city parks.
- Within walking distance of the promenade, the beach, all amenities, and the historic center.
- Move-in ready.

THE LOCATION

Located in a prestigious, secure residential community in the heart of Marbella.
This luxury villa project is situated right next to two beautiful city parks, creating a lush, peaceful, and natural environment.

Just a 750-meter walk separates you from the lively beach promenade, yet you are perfectly located between Marbella's dynamic city center and the exclusive Golden Mile.

All daily amenities are within easy reach: from cozy coffee shops and refined restaurants to supermarkets, boutiques, and schools. Marbella's charming old town, with its picturesque streets, atmospheric tapas bars, art galleries, and unique shops, is also just a short walk away.

Several beach clubs and iconic hotspots, such as the legendary Marbella Club Hotel and the stylish Puente Romano Beach Resort on the Golden Mile, are also within walking distance.

THE VILLA

In figures:

Plot/garden: 925m²
Built area: 730m²
Terrace area: 224m²
Bedrooms: 5
Bathrooms: 4
2 guest toilets
3 floors

General:

Situated on a spacious, fully fenced plot.
The garden is an oasis of tranquility, with a **built-in, heated, angular pool.**
The **spacious roof terrace is equipped with a jacuzzi and an outdoor kitchen**, ideal for relaxing and enjoying moments outdoors.
Open and covered terraces are perfect for unwinding and enjoying the microclimate. Breathtaking views of the sea and the surrounding mountain landscape.

Description:

Detached luxury villa in a sleek, contemporary architectural style.
The villa is part of an exclusive villa project of 15 villas, completed in 2023.
High-quality materials and high-quality finishes are used.
High-ceilinged sliding windows with recessed profiles throughout the villa provide abundant natural light.
Spacious living room with a TV lounge and dining area.
Open-plan designer kitchen with Gaggenau appliances and a central island perfect for breakfast.
5 bedrooms, 4 bathrooms, and 2 guest toilets.
On the lower floor, there is a **multifunctional room** that can be furnished to your liking, as well as a separate room with a large-screen TV, perfect for a home cinema.
Fitness room with an adjoining sauna and shower.
Climate-controlled wine cellar.
Laundry room.
Technical room.
Integrated garage for several cars.

Other features:
Private elevator.
Underfloor heating in the bathrooms.
Modern fireplace.
Custom built-in wardrobes.
LED lighting.
Double glazing.
Glass balustrades around the terrace.
Light gray tiled floors.
Home automation.

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








Contemporary villa for sale within walking distance of the beach and amenities in Marbella city center

Marbella Area

House | Plot 925 m² | Built 730 m² | Terrace 224 m² | 5 | 4 | Ref. 197197

4.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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













Contemporary villa for sale within walking distance of the beach and amenities in Marbella city center

Marbella Area

House | Plot 925 m² | Built 730 m² | Terrace 224 m² | 5 | 4 | Ref. 197197

4.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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











Contemporary villa for sale within walking distance of the beach and amenities in Marbella city center

Marbella Area

House | Plot 925 m² | Built 730 m² | Terrace 224 m² | 5 | 4 | Ref. 197197 | **4.500.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.