Costas & Casas
Marbella Real Estate

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## Sleek, modern off-Plan design villa for sale within walking distance of the beach and amenities in Guadalmina Baja, Marbella

Marbella Area

House | Plot 2000 m² | Built 310 m² | Terrace 221 m² | 5 | 5 | Ref. 203003

**5.500.000 €**

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.

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# High-end villa project for sale in Guadalmina Baja, Marbella

## HIGHLIGHTS

- Off-plan new-build villa
- Beachside location, close to the beach and all amenities
- 5 bedrooms, 5+1 bathrooms
- Open-plan layout with inviting terraces
- Customisable design

## LOCATION

Situated on the **beachside** in **one of the most prestigious and sought-after residential areas** on the western side of Marbella.
This prime location is just a short walk from the coastline and the charming promenade, where you can enjoy trendy beach clubs and fine dining hotspots.
The authentic centre of San Pedro is nearby, offering a wide range of amenities, from traditional tapas bars to excellent international schools.
In addition, the renowned fairways of the Guadalmina Golf Course are just moments away.

## THE VILLA

### In figures:

Plot size: 2,000 m²
Built area: 454 m²
Living area: 310 m²
Terrace area: 221 m²
Bedrooms: 5
En-suite bathrooms: 5
Guest toilet: 1

### General:

Spacious 2,000 m² plot.
A minimalist, geometrically designed swimming pool with a light-coloured surround, creating a serene focal point within the landscaped garden.
Multiple terraces provide ideal spaces to enjoy the impressive sunsets.

### Description:

**A brand-new contemporary villa defined by sleek modern architecture and minimalist design.**
Built using high-quality materials and refined craftsmanship throughout.
The interior has been meticulously designed, offering a seamless flow between **indoor and outdoor living spaces**.
The generous living area is flooded with natural light thanks to **floor-to-ceiling glass windows**, providing direct access to the expansive terraces and garden.
A brand-new, high-end kitchen fitted with quality Miele appliances and a breakfast bar.
Adjacent utility room and laundry area.
**Five bedrooms, five en-suite bathrooms and a separate guest toilet.**
Storage room.

Additional Features:
Daikin air conditioning for heating and cooling
**Underfloor heating**
Aerothermal system for hot water
Fireplace
Double glazing
Glass balustrades on terraces
Fitted wardrobes
LED lighting
Alarm system
Automatic irrigation system

Optional extras (at additional cost)
Heated swimming pool
Photovoltaic solar panels
Sauna or steam room

Construction is expected to be completed within approximately 24 months.

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