



Modern luxury villa with panoramic sea views for sale on the New Golden Mile, between Marbella and Estepona

Marbella Area

🏠 House 📏 Plot 1130 m² 🏠 Built 206 m² 🏠 Terrace 104 m² 🛏 4 🗺 3 # Ref. 204545

🏠 1.700.000 €

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Contemporary new-build villa for sale in a golf setting between Marbella and Estepona

HIGHLIGHTS

- Part of a golf resort with the clubhouse just 400 metres away
- Open-plan layout
- South-facing with sea views
- Customisable
- Off-plan

LOCATION

Situated in a quiet residential villa area in an elevated position, frontline to the golf course, within a gated golf resort on the New Golden Mile. Just a 4-minute walk to an established clubhouse. The beach, Estepona town centre and a wide selection of restaurants, boutiques and beach clubs are only a few minutes' drive away. An international school and medical facilities are within a 5-minute drive. San Pedro and Puerto Banús (Marbella) are also easily accessible, just 5 to 10 minutes by car.

THE VILLA

In figures:

Plot: 1,130m²
Built area: 253m²
Net interior area: 206m²
Covered terraces: 64m²
Open terraces: 40m²
Bedrooms: 4
Bathrooms: 3
2 floors

General:

A spacious and carefully landscaped plot.
Beautifully designed outdoor area with a private swimming pool, directly connected to lounge areas for ultimate relaxation.

South-facing.
Stunning views of the Mediterranean Sea.

Description:

Detached villa with modern architecture, sold off-plan.

Designed with excellent craftsmanship, sustainable materials and a bespoke finish.

Large floor-to-ceiling windows blur the boundary between indoors and outdoors, flooding the home with natural light.

The minimalist, contemporary interior exudes pure luxury through the use of high-quality materials and stylish details.

The living room features a **double-height ceiling**, creating a **sense of exceptional space and luxury**.

The contemporary kitchen is fully equipped with Siemens appliances and a sleek breakfast island.

In total, there are 4 spacious bedrooms and 3 bathrooms.

Private garage for 2 cars with electric vehicle charging point.

Additional features:

Air conditioning (hot/cold) with independent thermostats per room (Airzone system).

Water-based underfloor heating.

Hot water via aerothermal system.

Porcelain flooring.

Pre-installation for home automation system.

Built-in wardrobes.

Double glazing.

Glass balustrades.

LED lighting.

Automatic irrigation system.

Choice of various floor and wall tiles, wardrobe finishes and interior doors.

Optional Extras (at additional cost):

Swimming pool heating with cover.

Photovoltaic panels (solar panels).

Sauna or steam room.

Basement (optional).

Construction is expected to be completed within 24 months.

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