



**2 Brand-new luxury villas for sale within walking distance of a golf clubhouse on the New Golden Mile, Marbella - Estepona**

Marbella Area

🏠 House 📏 Plot 555 m<sup>2</sup> 🏠 Built 321 to 329 m<sup>2</sup> 🏠 Terrace 254 to 269 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 204800

🏠 1.850.000 €

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 form part of any contract. The price does not included purchase costs.

## Modernist luxury villas with sleek design for sale between Marbella and Estepona

### HIGHLIGHTS

- 2 contemporary new-build villas
- Within close proximity to all amenities
- Walking distance to a beautiful golf clubhouse with extensive facilities
- Currently under construction

### THE LOCATION

Situated in a highly sought-after area on the New Golden Mile, ideally positioned between Marbella and Estepona.

Within walking distance you will find a stunning clubhouse offering extensive facilities including a spa & wellness centre, gym, swimming pool, several restaurants and tennis courts.

The finest beaches with charming beach clubs are nearby, and the property is surrounded by some of the best golf courses on the Costa del Sol.

Within approximately 10 minutes you can reach San Pedro, Puerto Banús and Estepona town centre.

### THE VILLAS

#### In figures:

Villa 1

Plot: 555 m<sup>2</sup>

Total built area: 599 m<sup>2</sup>

Built area (gross): 329 m<sup>2</sup>

Terrace area: 269 m<sup>2</sup> (covered: 94 m<sup>2</sup> + open: 175 m<sup>2</sup>)

Garden: 206 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4

Guest toilet

3 living levels + solarium

Price: €1,850,000

Villa 2

Plot: 555 m<sup>2</sup>

Total built area: 575 m<sup>2</sup>

Built area (gross): 321 m<sup>2</sup>

Terrace area: 254 m<sup>2</sup> (covered: 94 m<sup>2</sup> + 160 m<sup>2</sup>)  
Garden: 212 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Guest toilet  
3 living levels + solarium  
Price: €1,850,000

*Prices and availability are subject to change. These may be updated at short notice, please contact us for the latest information.*

## **Description:**

### **2 modern, detached luxury villas.**

Designed to a high specification.

Built using premium-quality materials with exceptional attention to detail.

West-facing orientation.

Each villa features a private garden with its own swimming pool.

Several sunny and covered terraces, ideal for lounge areas.

Optional expansive solarium equipped with a plunge pool, outdoor kitchen with dining area and lounge space.

**Floor-to-ceiling sliding windows with recessed frames** for a seamless indoor–outdoor transition.

**Open-plan living area** with TV lounge and integrated dining space.

Bespoke open-plan kitchen fitted with high-end appliances from brands such as Siemens or Bosch.

**5 bedrooms, 4 bathrooms and a separate guest toilet.**

Optional gym.

Laundry room.

Technical room.

Private parking on the plot for 2 cars.

Additional features:

Daikin air conditioning for cooling and heating.

Water-based underfloor heating on the main living floors and electric underfloor heating in the bathrooms.

Aerothermal system for hot water.

Porcelain interior flooring (90x90 cm) in Ivory.

Double glazing.

Glass balustrades.

Pre-installation for SONOS audio system.

Fully installed alarm system and video intercom.

LED lighting indoors and outdoors.

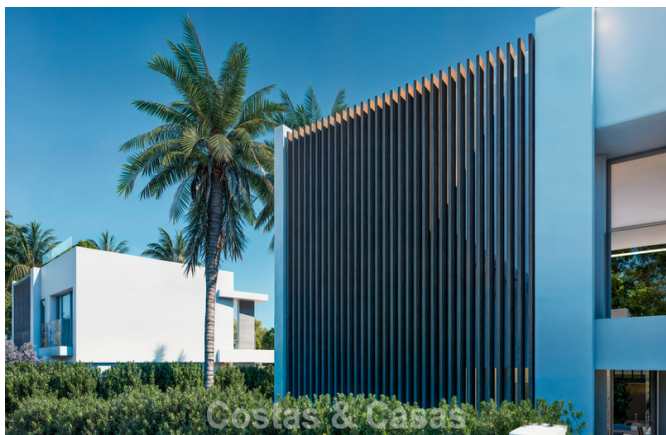
Pre-installation for photovoltaic solar panels.

Automatic irrigation system.

Estimated completion: Q3 2026

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***You will not pay a single penny more than you would directly with the developer, yet you will benefit from our in-depth market knowledge and lifetime top-level service!***



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