Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Exclusive, modern villa on one level with heated pool for sale on the New Golden Mile, Marbella - Estepona

Marbella Area

House | Plot 1418 m² | Built 510 m² | Terrace 348 m² | 4 | 5 | Ref. 206161

2.700.000 €

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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Spacious villa with solarium for sale on The New Golden Mile, between Marbella and Estepona

HIGHLIGHTS

- Close to the beach and essential amenities
- Villa with modern architectural design
- Large private garden with heated swimming pool
- Spacious rooftop terrace with jacuzzi
- Under construction
- PRICE REDUCTION VALID UNTIL AUGUST 1ST!

LOCATION

Strategically located on the New Golden Mile, between Marbella and Estepona.
The property is situated in a privileged area between the exclusive residential zones of El Paraíso and Los Flamingos.
Within less than a 5-minute drive, you will find several championship golf courses, and the beach is just 1,500 metres away.
The location offers excellent access via the A-7, ensuring quick connections to both Marbella and Estepona, while international supermarkets and top restaurants are nearby.

THE VILLA

In figures:

Plot: 1,418 m²
Built area: 850 m²
Interior area: 510 m²
Terrace area: 348 m² (including solarium)
Bedrooms: 4 (with potential for extension)
Bathrooms: 5
Guest toilet
Ground floor + basement and rooftop terrace

General:

Spacious plot of over 1,400 m².
The villa features generous **covered and open terraces** that seamlessly connect to the living spaces.

The centrepiece of the garden is a 40 m² designer **saltwater swimming pool,** finished with glass mosaic and equipped with a **heat pump**.
A large solarium includes a jacuzzi and lounge facilities.
The property enjoys a **southwest orientation**, ensuring all-day sunshine and breathtaking sunsets from the solarium.

Description:

The villa is built in a modern, contemporary style.
Only premium materials are used, including reinforced concrete and high-quality thermal insulation.
The interior features an **open-plan layout**, elegant aesthetics, and an abundance of natural light thanks to its strategic design.
Windows consist of **floor-to-ceiling aluminium frames** with double glazing and recessed profiles for a seamless indoor-outdoor transition.
The living area is spacious, with direct access to the terrace.
The modern kitchen is fully equipped with high-end appliances (Siemens Studio Line or equivalent) and includes a central island.
There are four generous bedrooms, including a Master King Suite with hydromassage bath, walk-in wardrobe, and private terrace.
The property includes five luxury bathrooms with Villeroy & Boch sanitary fittings and an additional guest toilet on the ground floor.
Floors throughout the property are finished with large-format, high-quality porcelain tiles.
The basement offers a **multifunctional space of over 227 m²** with natural light via a patio.
Additional basement features include a **private gym, home cinema, and an extra bedroom with en-suite bathroom**.
There is also a separate laundry room and technical machine room.
Carport for 2 cars.
Additional parking on the plot.

Additional features:
Daikin air conditioning (cooling and heating)
Underfloor heating in living areas (electric in bathrooms)
Aerothermal system for hot water
Fireplace
Built-in wardrobes
Double glazing
Pre-installation for advanced home automation system (KNX)
Video intercom system
Alarm system and Wi-Fi pre-installation
Indoor and outdoor LED lighting
Sonos sound system
Automatic irrigation system
Pre-installation for electric vehicle charging points
Solar panels supporting hot water supply

Under construction.

Completion in approximately 18 months, with the possibility to customise finishes to your preference.

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