



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

🏠 2.900.000 €

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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

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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