Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

Exclusive, modern luxury villa for sale within walking distance to the beach in Eastern Marbella

Marbella Area

House | Plot 640 m² | Built 417 m² | Terrace 163 m² | 4 | 4 | Ref. 206400 | **4.000.000 €**

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Contemporary luxury villa for sale with sea views on the beach side in East Marbella

HIGHLIGHTS

- Modern villa just a stone's throw from the beach.
- Spectacular rooftop terrace with panoramic sea views.
- Open and bright interior.
- Ready to move in.

THE LOCATION

Located in a quiet, well-maintained residential area within walking distance of the beach and several dining options.
The flat seaside development is ideal for walking and cycling.
By car, you can reach popular beach clubs, such as Nikki Beach, within minutes, as well as all amenities including supermarkets, restaurants, golf courses, schools, and sports facilities.
Cabopino Marina is just a 5-minute drive, and Marbella centre is approximately 15 minutes away.

THE VILLA

In figures:

Plot: 640 m²
Built area: 417 m²
Interior area: 357 m²
Terrace area: 163 m²
Bedrooms: 4
Bathrooms: 4
Guest toilet
3 floors + rooftop terrace

General:

The plot is fully fenced and positioned **on an elevated position**.
The outdoor area is beautifully landscaped with a manicured garden and spacious terraces.
Stunning built-in private swimming pool.
An **outdoor kitchen** with dining area.

From the expansive rooftop solarium, enjoy breathtaking views of the Mediterranean Sea.

Description:

This villa is a brand-new masterpiece of contemporary architecture.
The property is spread over three floors plus a generous rooftop terrace.
Only high-quality materials have been used, such as natural stone and wood-effect finishes.
The interior exudes luxury and modernity with a very bright, open-plan layout.
Floor-to-ceiling windows with slim profiles ensure a seamless transition between indoor and outdoor spaces.
The spacious living area connects to the dining room and flows out onto the terrace.
A luxury **open-plan kitchen** is fully equipped with the latest built-in appliances.
All four bedrooms have their own en-suite bathroom for optimal comfort.
Office space.
The lower floor includes a stylish **TV lounge**, wine display, **fully equipped gym**, and **modern sauna** for relaxation.
High-quality wooden floors.
Practical storage and technical rooms.
Private garage with space for multiple cars.

Additional features:
Air conditioning for cooling and heating.
Underfloor heating throughout the property.
Modern open fireplace.
Built-in wardrobes.
Double glazing.
Glass balustrades on terraces for unobstructed views.
LED lighting inside and outside.
Alarm system.
Outdoor shower.

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