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







Brand-new modern villa with panoramic sea views for sale in a natural setting east of Marbella town centre

Marbella Area

House | Plot 2389 m² | Built 297 m² | Terrace 120 m² | 4 | 3 | Ref. 209200 | **1.599.000 €**

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Contemporary, move-in ready villa for sale in East Marbella

HIGHLIGHTS

- Located in an exclusive residential development in the hills of Marbella
- Adjacent to a protected green zone
- Panoramic views
- Bright and airy interior
- Ready to move in

LOCATION

Situated **within a lush, gated and permanently secured community** east of Marbella town centre.
Within less than a 10-minute drive, you can access all amenities, including shopping centres, restaurants, bars, schools, and various leisure facilities.
The stunning sandy beaches of East Marbella, widely regarded as the finest in the region—are just 10 minutes away.
Marbella town centre can be reached in approximately 15 minutes, while Puerto Banús is around a 20-minute drive.
Golf courses are just 5 minutes away, and public transport is accessible within 10 minutes.

THE VILLA

In figures:

Plot: 2,389 m²
Built area: 297 m²
Terraces: 120 m²
Bedrooms: 4
Bathrooms: 3
Guest toilet

General:

Set on an elevated plot bordering a green zone.
The land in front is classified as non-buildable green area, ensuring your panoramic views remain protected forever.
Multiple spacious terraces, both covered and open, ideal for al fresco dining and sunbathing.
South-east orientation, ensuring a sun-filled home from early morning until late afternoon.

Spectacular 180-degree views across the coastline, the shimmering sea, and the surrounding mountains.
A beautiful infinity swimming pool.

Description:

Newly built villa featuring sleek, modern architecture distributed over two main floors plus a basement level.
Constructed using **high-quality materials** such as natural stone and glass to create a **timeless, luxurious appearance**.
The interior is defined by a **minimalist, light-filled style** with a seamless indoor-outdoor flow.
The property features **floor-to-ceiling sliding glass doors** that fully retract into the walls, enhancing the sense of space.
The spacious living area has an open-plan layout with a double-height ceiling.
The modern kitchen is fully equipped with premium appliances and includes a central island.
There are four generous bedrooms, each with an en-suite bathroom and direct access to a terrace.
A guest toilet provides additional convenience.
Floors are finished with **large-format tiles that extend outdoors for a cohesive design**.
The lower level offers a **generous multifunctional space** that can be customised to your needs.
This additional area is ideal for a **private gym, home cinema, or wine cellar**.
There is a practical separate laundry room and ample storage space.
The property includes parking within the enclosed grounds.

Additional features:
Air conditioning for cooling and heating
Underfloor heating throughout
Modern fireplace
Built-in wardrobes
Double glazing
Luxury glass balustrades on terraces for uninterrupted views
Video intercom system at the entrance gate
Advanced alarm system
Newly built property with occupancy licence in place
Sold unfurnished

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