Costas & Casas
Marbella Real Estate

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Exclusive modern villa under construction for sale in Guadalmina Baja, Marbella

Marbella Area

House | Plot 2682 m² | Built 1069 m² | Terrace 623 m² | 6 | 6 | Ref. 209606

8.900.000 €

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Luxury and contemporary home for sale on a generous plot in Guadalmina Baja, Marbella

HIGHLIGHTS

- Brand-new villa in a prestigious residential area.
- Exceptionally large and private plot of 2,682 m².
- Multi-purpose basement level.
- Walking distance to the beach and close to top golf courses.
- Currently under construction.

THE LOCATION

Situated in a prestigious and highly sought-after residential area on the western side of Marbella.
This location is just a short distance from the beach and promenade, with various beach clubs and restaurants nearby.
The centre of San Pedro is close by and offers a wide range of amenities, including tapas bars, shops and international schools.
In addition, the Guadalmina golf courses are only a few minutes away.

THE VILLA

In figures:

Plot: 2,682 m²
Built area: 1,069 m²
Terrace area: 623 m²
Bedrooms: 6 (all en-suite)
Bathrooms: 6
Guest toilet

General:

A large and fully fenced plot guaranteeing absolute privacy and tranquillity.
Beautifully landscaped gardens with an automatic irrigation system and attractive outdoor areas.
A built-in private swimming pool with an eco-friendly saltwater electrolysis system.
Extensive open and covered terraces, ideal for al-fresco dining and relaxation.
Open views over the lush private garden and the green surroundings of this luxury villa community.

Description:

This villa is currently under construction and is defined by elegant, contemporary architecture.
The property is distributed over three levels plus a **rooftop terrace, all connected by a private lift**.
Only premium materials and the latest construction techniques are being used.
The interior has been designed with a focus on light, space, and a seamless indoor-outdoor flow.
Floor-to-ceiling windows provide an abundance of natural light throughout the home.
The spacious living area features an open-plan layout with a smooth connection between the living and dining rooms.
A luxury fully fitted kitchen with top-of-the-range appliances forms the heart of the home.
The villa offers 6 spacious bedrooms, each with its own luxurious en-suite bathroom.
A guest toilet is located on the ground floor for added convenience.
The floors are finished to a high standard using large-format tiles and refined materials.
The **generous basement provides additional rooms and can be customised as a gym, home cinema or wine cellar.**
A practical storage room and technical areas are discreetly integrated into the design.
Private parking for several vehicles in the indoor garage and on the property.

Additional features:
Private lift.
Daikin air conditioning for cooling and heating.
Water-based **underfloor heating** on the ground and first floors.
Built-in wardrobes.
Double glazing.
Glass balustrades.
Home automation system (domotics).
LED lighting inside and outside.
Automatic irrigation system.
Pre-installation for alarm system.
Private water reservoir with pressure pump system.

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