



High-end luxury villa with minimalist design for sale in a gated community just East of Marbella town centre

Marbella Area

🏠 House 📏 Plot 277 m² 🏠 Built 501 m² 🏠 Terrace 385 m² 🛏 6 🚿 6 # Ref. 210909

🏠 4.950.000 €

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Spectacular boutique-style villa with sea views for sale in East Marbella

HIGHLIGHTS

- Avant-garde villa with ultra-modern architecture
- The only detached villa within a development of semi-detached homes.
- Close to all amenities and the beach
- Spacious rooftop terrace with outdoor kitchen
- Panoramic sea views
- Furnished by Pedro Peña
- Move-in ready

LOCATION

Situated within an **exclusive gated community** with a secured perimeter, permanent security and a co-working space, comprising only 27 residences, in one of the most sought-after locations on the Costa del Sol.

The beautiful unspoilt beaches, widely regarded as some of the finest in the Marbella area, are just a 5-minute drive away.

The renowned golf courses of Rio Real, Santa Clara and Marbella Golf Country Club are all within a 10-minute drive.

In addition, the property enjoys an excellent location close to all amenities, with Marbella town centre, Puerto Banús and La Cañada shopping centre approximately 10 minutes away.

THE VILLA

In figures:

Total built area: 598 m²

Interior living area: 501 m²

Terrace area: 385 m²

Private garden: 277 m²

Bedrooms: 6

Bathrooms: 6 + 2 guest toilets

Basement level: 257 m²

Description:

Impressive designer villa featuring ultra-modern and minimalist architecture.

The only detached villa within a development of semi-detached homes.

The villa boasts expansive terraces and a private swimming pool.

Only premium materials of the **highest quality** have been used throughout, including Grespania and Rocersa porcelain tiles, as well as exclusive Italian Molteni designer furniture.

The breathtaking interior has been entirely designed and **luxuriously furnished by the renowned designer Pedro Peña.**

The impressive living area features a stunning lounge with double-height ceilings and floor-to-ceiling sliding doors providing direct access to the garden.

The **open-plan designer kitchen** by the prestigious brand **Bulthaup** is fitted with a Dekton worktop, an elegant walnut dining table, and high-end integrated appliances by Siemens and Neff.

In total, there are 6 bedrooms, each with its own en-suite bathroom, as well as 2 separate guest toilets.

Spectacular rooftop terrace featuring a modern pergola, lounge area, bioethanol fireplace, outdoor kitchen and dining table, all enjoying panoramic mountain and sea views stretching as far as the Strait of Gibraltar and Africa.

The lower ground floor is equipped with a **state-of-the-art private gym** featuring Technogym equipment (including a treadmill, exercise bike and multi-gym station), as well as a bespoke fully equipped bar with ice machine.

Laundry room.

Private garage with space for 3 cars.

Additional features:

Private lift serving all floors

Fully integrated Daikin air conditioning system with individual room climate control via concealed air ducts

Hydronic **underfloor heating**

High-efficiency heat pump technology for hot water

Large-format porcelain flooring and parquet-style laminate flooring in the bedrooms

Built-in wardrobes

Double glazing

Glass balustrades

Electrically operated insulated aluminium shutters in all bedrooms

Home automation system

Video intercom system

LED lighting throughout the interior and exterior



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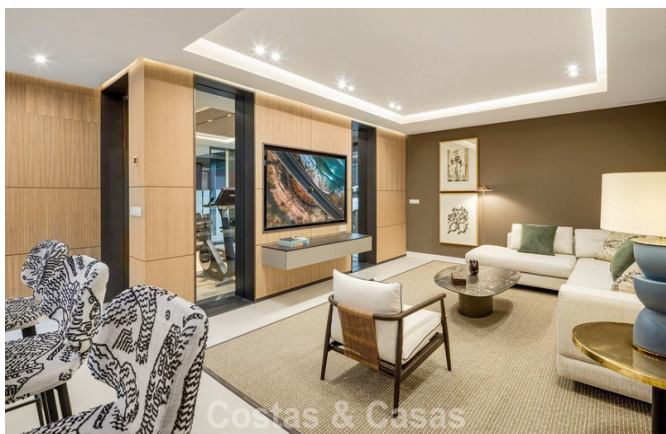
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