



**3 brand-new luxury villas for sale within walking distance of the beach and amenities in San Pedro, Marbella**

Marbella Area

🏠 House - 🏠 Built 762 to 843 m<sup>2</sup> 🏠 Terrace 87 to 129 m<sup>2</sup> 🚗 4 🏠 4 # Ref. 211888

🏠 4.290.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## 3 brand-new beachside villas for sale within walking distance of the beach and amenities in San Pedro, Marbella

### HIGHLIGHTS

- 3 brand-new luxury villas
- Prime location within walking distance of the beach and promenade
- Panoramic sea views
- Optional rooftop solarium with plunge pool
- Customisable finishes and layout options

### LOCATION

Situated in an exclusive beachside residential area, just 300 metres from the beach and only a short distance from both Puerto Banús and the centre of San Pedro. All essential amenities, including restaurants, supermarkets, banks, cafés, bars, international schools and much more, are within easy reach. Several renowned golf courses, including Aloha Golf Club, Los Naranjos Golf Club and Real Club de Golf Las Brisas, are just a few minutes' drive away.

### THE VILLAS

#### En figures:

Plot size: 858 m<sup>2</sup> – 1,201 m<sup>2</sup>  
Built area: 762 m<sup>2</sup> – 843 m<sup>2</sup>  
Terraces: 87 m<sup>2</sup> – 129 m<sup>2</sup>  
Optional rooftop solarium: 142 m<sup>2</sup> – 151 m<sup>2</sup>  
Garden: 333 m<sup>2</sup> – 537 m<sup>2</sup>  
Main swimming pool: 60 m<sup>2</sup> – 67 m<sup>2</sup>  
Rooftop plunge pool: 15.6 m<sup>2</sup>  
4 bedrooms  
4 bathrooms plus guest toilet  
Prices: €4,290,000 – €4,790,000

*Prices and availability are subject to change without prior notice. Please contact us for the latest availability and pricing.*

#### Description:

**This exclusive development comprises a limited collection of only three detached luxury villas, showcasing outstanding contemporary architecture.**

Each villa has been designed to the highest quality standards, using premium materials, state-of-the-art installations and finishes from internationally renowned brands.

The properties enjoy an ideal **south and south-west orientation**, maximising natural light throughout the day.

The beautifully landscaped gardens feature spectacular **infinity pools** that blend seamlessly with the villas' elegant architecture.

**From the upper floors, residents can enjoy breathtaking views of the surrounding landscape, the impressive mountain scenery and the Mediterranean Sea.**

Floor-to-ceiling windows and expansive open terraces create a seamless connection between the interior living spaces, the designer gardens and the turquoise swimming pool.

The **generous ground-floor terraces** flow effortlessly into the landscaped gardens and include a **covered pool bar with pre-installation for an outdoor kitchen.**

The **optional rooftop solarium** offers an exceptional outdoor living space featuring a stunning **16 m<sup>2</sup> plunge pool**, a covered dining area and pre-installation for a barbecue or outdoor bar.

The main living area boasts an **impressive open-plan design with double-height ceilings** in the lounge, creating a remarkable sense of space and natural light.

The state-of-the-art Bulthaup b3 designer kitchen features an elegant Pierre Black marble-effect island and is fully equipped with premium Miele appliances.

**Each villa offers four spacious and luxurious bedrooms, including an impressive master suite with a walk-in wardrobe and floor-to-ceiling glass doors.**

The expansive basement includes a **large multifunctional room** that can be customised as a private cinema, gym, games room or exclusive wine cellar.

Utility room.

Storage room.

Technical room.

Covered private parking for two vehicles.

Additional features:

**Private lift**

Air conditioning with heating and cooling

**Underfloor heating throughout**

Aerothermal hot water system

Contemporary fireplace

Large-format 120 x 120 cm premium porcelain flooring throughout

Built-in wardrobes

Double glazing

Glass balustrades

Video entry system

Advanced Lutron home automation system

Integrated Sonos sound system

LED lighting throughout the interior and exterior

Electric vehicle charging point

1,000-litre water storage tank supplying the property

Automatic irrigation system

Alarm system with CCTV surveillance

Off-plan development

Estimated completion: approximately 18 months.

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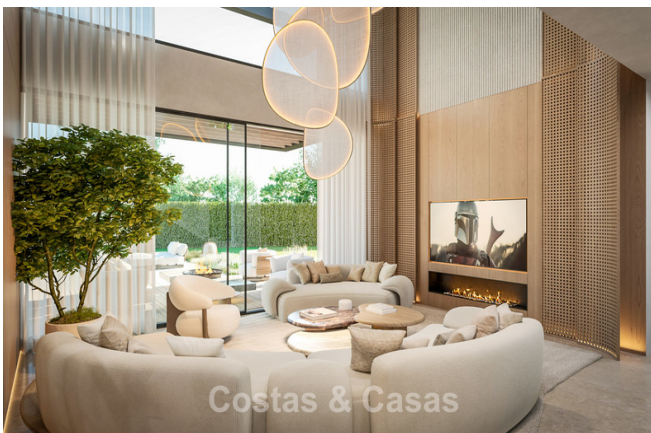
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