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







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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.

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

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 m² – 1,201 m²
Built area: 762 m² – 843 m²
Terraces: 87 m² – 129 m²
Optional rooftop solarium: 142 m² – 151 m²
Garden: 333 m² – 537 m²
Main swimming pool: 60 m² – 67 m²
Rooftop plunge pool: 15.6 m²
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 m² 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.

View all new developments that match your requirements with us.
You won't pay a penny more than buying directly from the developer, while benefiting from our extensive market knowledge and first-class personal service!

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








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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.

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








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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.

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








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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.

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












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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.

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





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 m² Terrace 87 to 129 m² 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 from part of any contract. The price does not included purchase costs.