



New, exclusive, turnkey modern villa for sale in a beachside area near San Pedro, Marbella
Marbella Area

🏠 House 📏 Plot 1150 m² 🏠 Built 1000 m² 📏 - 🛏 8 🚿 8 🏠 Ref. 214333

🏠 5.900.000 €

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.

Contemporary boutique villa for sale within walking distance of the beach in San Pedro, Marbella

HIGHLIGHTS

- Within a short walking distance of the beach and all amenities.
- Contemporary design with an innovative approach.
- South-facing orientation.
- Versatile lower level.
- 8 bedrooms, 8+1 bathrooms.
- Turnkey and ready to move into.

THE LOCATION

Exclusively situated in a sought-after beachside area between San Pedro de Alcántara and Puerto Banús.

The vibrant promenade and extensive sandy beaches are just a few minutes' walk away.

The charming centre of San Pedro is also close by, offering a wide selection of excellent restaurants, atmospheric tapas bars, boutiques and a variety of other amenities.

Several renowned international schools and beautiful golf courses can also be found in the surrounding area.

Puerto Banús, renowned for its luxurious marina and exclusive shopping opportunities, can be reached in just five minutes by car.

The vibrant centre of Marbella is approximately a ten-minute drive away, offering a unique blend of Spanish charm, international sophistication and a lively social scene.

THE VILLA

In figures:

Plot: 1,150 m²

Built area: 1,000 m²

Bedrooms: 8

Bathrooms: 8+1

General:

A spacious, flat plot that is fully enclosed.

Extensive, beautifully landscaped terraces designed for sunbathing, several outdoor dining areas and a barbecue area, perfect for enjoying convivial evenings.

A sleekly designed swimming pool set into the sun terrace, complete with a relaxing jacuzzi area.

A favourable **south-facing orientation**, ensuring abundant sunshine throughout the year.

Pleasant open views across the property's tropical gardens and the peaceful residential surroundings.

Description:

Exclusive newly built villa featuring contemporary architecture and distributed across three levels.

Built to the highest quality standards and finished with premium materials.

The interior exudes **modern elegance** and has been designed with an open-plan, exceptionally bright layout.

Floor-to-ceiling glass sliding doors create a seamless connection between the indoor and outdoor living spaces.

The generous living area comprises a stylish lounge and a dedicated dining area, both opening directly onto the terraces.

The modern, fully fitted open-plan kitchen features Gaggenau appliances and a central cooking island.

The property offers a total of 8 bedrooms and 8 bathrooms, including a master suite on the first floor and a guest suite on the ground floor.

In addition, the property features a practical guest cloakroom.

The lower level forms a fully equipped entertainment and wellness complex.

Exclusive amenities on this level include a **private cinema room, a fully equipped gym, a spa with steam room, sauna and massage room, a separate entertainment lounge with bar, a games room and a wine cellar.**

The lower level also includes a separate laundry room, storage room and technical areas.

Secure on-site parking and a garage with space for several vehicles.

Additional features:

Air conditioning for cooling and heating.

High-quality, large-format tiled flooring.

Contemporary fireplace.

Fitted wardrobes.

Double glazing.

Glass balustrades.

Interior and exterior LED lighting.



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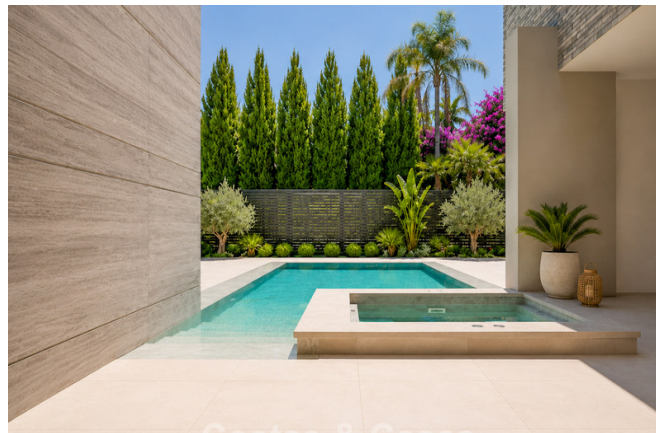


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