Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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5 Exclusive contemporary luxury villas for sale in the heart of San Pedro, Marbella

Marbella Area

House | Plot 621 m² | Built 706 to 759 m² | Terrace 351 to 394 m² | 4 to 5 | 3 to 4 | Ref. 221333

2.300.000 €

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Modern new-build villas for sale just a stone’s throw from San Pedro town centre, Marbella

HIGHLIGHTS

- Exclusive collection of 5 contemporary new-build villas.
- Close to amenities, the beach, golf courses and the town centre.
- Spacious rooftop solarium with jacuzzi and bar.
- Private garden with swimming pool.
- Bright and spacious open-plan interiors.
- Under construction.

THE LOCATION

Ideally situated in an established and peaceful residential area of San Pedro de Alcántara.
Within comfortable walking distance of a wide range of local amenities, including shops, supermarkets, pharmacies and charming restaurants.
The beach and seafront promenade are just a 15–20-minute walk away (or a short 5-minute drive), offering a fantastic selection of beach clubs and an extensive promenade for leisurely strolls.
The well-known San Pedro Boulevard is only around a 5–10-minute walk away, featuring attractive parks, children's playgrounds and a variety of restaurants and cafés.
Despite its central location close to the town centre, this street enjoys a predominantly peaceful and residential atmosphere.
By car, the exclusive Puerto Banús is just 5–10 minutes away, whilst Marbella town centre can be reached in approximately 15 minutes. Málaga Airport is around a 45-minute drive away.

THE VILLAS

In figures:

Plot sizes: 560m² – 621m²
Built areas: 706m² – 759m²
Interior living areas: 353m² – 365m²
Covered terrace areas: 91m² – 102m²
Open terrace areas: 190m² – 302m²
Private gardens: 193m² – 217m²
Bedrooms: 4–5
Bathrooms: 3–4
Guest WCs: 2
Prices: €2,300,000 – €2,500,000

Prices and availability are subject to change without prior notice. As these may change quickly, please contact us for the latest information.

General:

Each villa is set on a level, fully enclosed private plot.
Beautifully landscaped gardens featuring lawn areas and carefully maintained greenery.
Every property benefits from its own private swimming pool with an adjoining sun terrace.
Sunny open and covered terraces provide ample space for comfortable lounge areas and outdoor dining.
The property and rooftop solarium enjoy attractive views over the beautifully maintained surroundings and swaying palm trees.
An **expansive rooftop solarium** features a built-in jacuzzi, lounge areas, a chill-out space and a bar.
From here, you can enjoy lovely views across the landscaped surroundings, with the Mediterranean Sea on the horizon.

Description:

This exclusive collection of 5 brand-new luxury villas, each with its own distinctive identity, stands out thanks to its sleek contemporary architecture, characterised by minimalist cubic forms and crisp white exteriors.
Designed and finished to a high standard.
The interiors feature a **modern, warm and minimalist aesthetic**, combining clean lines with natural materials such as wood and stone, all brought together through a harmonious, neutral colour palette.
The aluminium window frames are by Cortizo and feature thermal break technology and high-quality double-glazed safety glass.
The living areas have been designed around an open-plan layout, with the lounge, dining area and kitchen flowing seamlessly into the outdoor spaces.
Bespoke minimalist kitchens, fitted with Siemens integrated appliances, Milltech Champagne and Noce Milano cabinetry, and an exclusive Era Taj Mahal porcelain island worktop.
The properties offer 4 to 5 spacious bedrooms and 4 to 6 luxurious bathrooms, fitted with Villeroy & Boch sanitaryware.
The floors are generally finished with large-format Ecoceramics porcelain tiles.
Additional spaces include a **multi-purpose games room, private gym, home office**, utility room and technical room.
Each property also benefits from a practical storage room.
Parking is provided by a private carport/parking area within the grounds, with pre-installation for electric vehicle charging.

Additional features:
Private lift providing access to all floors.
Air conditioning for cooling and heating.
Electric underfloor heating in the bathrooms.
Aerothermal system for hot water.
Fitted wardrobes.
Double glazing.
Glass balustrades.
JUNG switches and video entry system.
Pre-installation for rooftop photovoltaic solar panels.
Pre-installation for home automation, security alarm system and Sonos multi-room audio.
LED lighting throughout, both indoors and outdoors.
Currently under construction. Expected completion: Q4 2028.

Discover all the new developments that match your requirements with us.
You won't pay a penny more than if you purchased directly from the developer, whilst benefiting from our in-depth market knowledge and first-class service!

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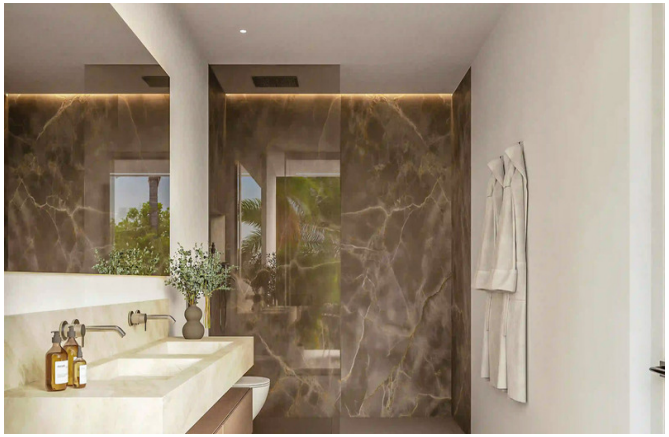
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