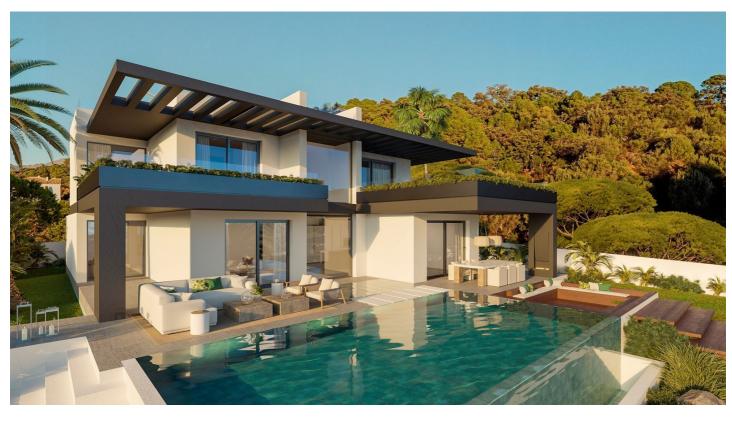




4,495,000 €

# Detached Villa for sale in Marbesa, Marbella

Reference: R4901629 Bedrooms: 6 Bathrooms: 6 Plot Size: 950m<sup>2</sup> Build Size: 591m<sup>2</sup> Terrace: 280m<sup>2</sup>















## Costa del Sol, Marbesa

Experience Unmatched Elegance and Luxury in Your Dream Home!

We are delighted to introduce a remarkable new single-family villa that sets a new standard for refined living. This extraordinary property merges timeless design with modern sophistication, creating a lifestyle of comfort and elegance for discerning buyers.

All necessary permits and licenses have been granted, ensuring a smooth transition to the construction phase without delays. This critical milestone paves the way for the realization of your dream home.

#### -Exceptional Design

Situated on a 950m<sup>2</sup> plot, this project features 591m<sup>2</sup> of impeccably designed living space, enhanced by 280m<sup>2</sup> of terraces perfect for relaxation or entertaining.

#### LAYOUT

-Ground Floor: Includes a bedroom with an ensuite bathroom, a flexible office/TV room (convertible into a sixth bedroom), a guest lavatory, and a spacious open-plan living, dining, and kitchen area designed for modern lifestyles.

-First Floor: Comprises two beautifully crafted bedrooms with ensuite bathrooms and access to private terraces. The master suite includes a dressing room, a luxurious bathroom, and a 47m<sup>2</sup> private terrace, offering a personal retreat.

-Basement Level: Boasts a garage for two large vehicles and an additional smaller car, a laundry room, staff accommodations, and a luxurious cinema/spa room.

-Rooftop Terrace: A 130m<sup>2</sup> rooftop terrace stands out as a highlight, with a partially covered outdoor kitchen and bar, dining area, lounge, sunbeds, and a rooftop jacuzzi with breathtaking sea views.

#### **Unmatched Convenience**

A private elevator, along with an indoor staircase, provides seamless access to all levels, from the basement to the rooftop terrace.

#### The Essence of Luxury

This exceptional home embodies the ultimate in refined living, offering privacy, exclusivity, and tranquility in one of Marbella's most desirable locations. It is the perfect choice for those who value contemporary luxury paired with timeless elegance.

#### Prime Location in Marbesa, Marbella

Nestled in the prestigious Marbesa area, just 200 meters from the Mediterranean Sea and adjacent to a tranquil park, this property enjoys an enviable setting. Surrounded by lush greenery rather than neighboring homes, the residence offers a serene and private atmosphere.

Marbesa is a hidden gem in Marbella, celebrated for its dynamic lifestyle. Located near Elviria, the area is home to the renowned Nikki Beach, the iconic Hotel Don Carlos, fine dining establishments, chic boutiques, pristine beaches, and world-class golf courses. Additionally, the charming Cabopino Yacht Harbor is a short drive away. This exclusive neighborhood is undergoing a renaissance, with vintage holiday homes from the 1960s and 1970s being replaced by modern architectural masterpieces, making it an ideal destination for discerning property buyers.



Contact us today to learn more about this extraordinary property.





## Features:

Features **Covered Terrace** Lift **Private Terrace** Storage Room **Ensuite Bathroom Double Glazing Fitted Wardrobes** Solarium WiFi Gym Sauna Games Room Utility Room Wood Flooring Jacuzzi Bar Domotics Staff Accommodation **Basement Fiber Optic** Access for people with reduced mobility Views Sea Garden Pool

#### Pool

Heated Private **Garden** Private Landscaped Easy Maintenance

#### Utilities

Electricity Drinkable Water Telephone Photovoltaic solar panels

### South South East South West

Orientation

Climate Control Air Conditioning Pre Installed A/C Cold A/C Hot A/C Fireplace Central Heating U/F Heating U/F/H Bathrooms

## Setting

Beachside Close To Sea Close To Shops Close To Schools Suburban Furniture Optional

### **Security** Alarm System Safe

Category Holiday Homes Investment Golf Luxury Off Plan With Planning Permission

### **Condition** Excellent New Construction

Kitchen Fully Fitted

#### Parking

Underground Garage Private Covered Street More Than One

### ERA Costa del Sol | info@era-costadelsol.com





Contemporary