+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MARBESA

3,495,000 €

REFERENCE R4238248

Discover Coastal Elegance: A Brand New Luxury Villa in Marbesa, Southern Spain

6	7	479 m²	710 m²	180 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an unparalleled opportunity to own a jewel of modern architecture nestled in the prestigious Marbesa area of Southern Spain. This exquisite, detached luxury villa, completed in 2023, represents the pinnacle of contemporary design and sophisticated living. Boasting an enviable location, state-of-the-art amenities, and breathtaking panoramic views, this property is more than just a home; it's a lifestyle statement for the discerning buyer.

Situated in a prime spot that perfectly balances serene coastal living with convenient access to vibrant urban centres, this villa offers the best of the Costa del Sol. Marbesa is renowned for its tranquil atmosphere, pristine beaches, and lush natural surroundings. Here, the gentle lull of the Mediterranean Sea is a constant companion, with the property located just a short 350 meters from the sandy shoreline. Perched 28 meters above sea level, it commands a privileged vantage point, ensuring both security and spectacular vistas. To the north, the property gracefully borders a protected pine forest, offering an additional layer of privacy and a natural, verdant backdrop that truly sets it apart.

An Idyllic Location Blending Seclusion and Accessibility

The strategic positioning of this luxury residence ensures that while you enjoy the tranquility of your private oasis, you are never far from the region's most celebrated attractions. Marbella, with its glamorous marinas, world-class golf courses, designer boutiques, and Michelin-starred restaurants, is merely a 10-minute drive away. For international travel, Malaga Airport, a major gateway to Europe and beyond, can be reached in a convenient 35-minute drive, making this villa an ideal base for both permanent residency and luxurious holiday escapes. This fusion of natural beauty, privacy, and unparalleled accessibility underscores the villa's appeal to those seeking a high-end coastal lifestyle.

Masterful Design and Expansive Outdoor Living

Set upon a generous plot of 710 square meters, the villa itself is a testament to modern luxury. This three-storey marvel showcases a distinctive contemporary style, characterized by clean lines, expansive glass, and an intuitive flow that maximizes natural light and views. The total built area spans 273 square meters, seamlessly integrated with an array of spacious terraces that invite al fresco living. The heart of the outdoor experience is undoubtedly the private patio, featuring a magnificent 3x10 meter outdoor heated pool. This inviting aquatic haven provides the perfect setting for relaxation, exercise, or entertaining guests under the Spanish sun.

The crowning glory of this property is its spectacular roof terrace, designed as an ultimate entertainment and relaxation zone. From this elevated sanctuary, residents can revel in a breathtaking 180-degree unobstructed panorama of the shimmering Mediterranean Sea and the majestic surrounding mountains. This expansive space is thoughtfully equipped with a luxurious jacuzzi, a convenient shower, and a fully appointed outdoor kitchen, ensuring every comfort for unforgettable gatherings and serene moments alike. Imagine enjoying sunset cocktails, hosting lavish dinners, or simply unwinding while soaking in the spectacular coastal scenery.

Sophisticated Interiors Across Three Levels of Luxury

The interior of the villa is a harmonious blend of elegance and functionality, designed for the ultimate comfort and convenience. Connecting the different levels is a beautifully crafted internal staircase, complemented by a private elevator that extends all the way to the panoramic roof terrace, providing effortless access throughout the home. Every detail has been meticulously considered, with natural oak parquet flooring gracing the living areas, exuding warmth and timeless sophistication.

The ground floor (0 floor) of the villa is dedicated to practicality and versatile space, encompassing a vast 157.7 square meter garage with ample room for four vehicles. This level also houses a dedicated utility room, a guest toilet, a technical room, and two additional, windowed rooms offering flexible options for a home gym, cinema room, or extended storage. Ascending to the first floor, you are greeted by an elegant entrance hall that leads into an impressive open-plan kitchen and living room area, distinguished by a soaring 4.6-meter ceiling height that enhances the sense of space and grandeur. This floor also features a

separate guest toilet and a generously sized master bedroom complete with a walk-in wardrobe and a luxurious en-suite bathroom.

The second floor offers further private accommodations, including another expansive master bedroom with its own wardrobe and a separate, opulent bathroom. Additionally, there are two standard-sized bedrooms, a shared bathroom, and a dedicated study area, providing ideal spaces for family, guests, or a dedicated home office. The culinary heart of the home, the kitchen, is a chef's dream, featuring premium German ALNO cabinetry and top-of-the-line Bosch kitchen appliances, ensuring both style and peak performance.

Cutting-Edge Technology and Unrivalled Comfort

This intelligent villa is equipped with a comprehensive suite of modern technologies designed to maximize comfort, efficiency, and security. Residential heating is efficiently managed by an advanced air-to-water heat pump system, distributing warmth through floor collectors for consistent, ambient temperatures. Additionally, all damp rooms benefit from supplementary electric underfloor heating, ensuring optimal comfort. Each living space is equipped with an autonomous air conditioning unit, allowing for personalized climate control throughout the home. Further enhancing the living environment, the villa boasts a forced ventilation system for optimal air quality and a central vacuum cleaner for effortless maintenance.

For peace of mind, the property is fully integrated with a state-of-the-art alarm system, providing robust security. Furthermore, it comes fully prepared with advanced IT and TV readiness, ensuring seamless connectivity and entertainment options from the moment you move in. This magnificent, newly constructed villa in Marbesa represents an exceptional opportunity to acquire a property where modern luxury, superior design, and a privileged location converge to create an unparalleled living experience on the sun-drenched coast of Southern Spain. Embrace the epitome of sophisticated Mediterranean living.

Details

Reference	R4238248	Property Type	Villa
Status	Sale	Price	3,495,000 €
Bedrooms	6	Bathrooms	7
Build size	479 m²	Plot Size	710 m²
Terrace	180 m²	Parking places	by request

Features

Pool, Heating, Sea views, Mountain views, Private garden, 24H Security, Parking

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella