



## Detached Villa for sale in Marbella, Marbella

**6,600,000 -****9,400,000 €****Reference:** R4319785 **Bedrooms:** 5 **Bathrooms:** 6 **Plot Size:** 1,095m<sup>2</sup> - 1,333m<sup>2</sup> **Build Size:** 1,407m<sup>2</sup> - 1,769m<sup>2</sup>**Terrace:** 468m<sup>2</sup> - 635m<sup>2</sup>



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## Costa del Sol, Marbella

Under Construction!

Step into the future with this breathtaking new development in Marbella, boasting panoramic sea views. This 24/7 gated community of 5 detached villas will be finished End 2025.

As you enter, you are greeted by a vast, open-plan living area with an integrated kitchen, designed to flow effortlessly onto a terrace that reveals a lounge area, swimming pool, and lush garden - perfect for seamless indoor-outdoor enjoyment. The ground floor also hosts an en-suite bedroom, a guest bathroom, and an office, catering to all your needs.

Ascend via the open staircase or elevator to the first floor, where you'll discover 3 additional en-suite bedrooms, including a master suite with its own private terrace. On this floor there will also be a spacious terrace of minimum 50m2 with planting vegetations.

The solarium, accessible by elevator, offers an open panoramic area, with build in jacuzzi, outdoor kitchen and several lounge areas. The expansive basement, exceeding 500m2, includes a secure three-car garage, indoor pool and a vast spa area with natural daylight and indoor gardens, ensuring a serene and luxurious retreat.

The development stands out as one of the safest and most exclusive neighborhoods in Marbella, offering residents unparalleled peace, privacy, and quality living. Its prime location provides easy access to Marbella's amenities, thanks to the proximity to the AP-7 toll road and the N-340 coastal highway, ensuring that everything one needs is just a short drive away.

This former Biosphere Reserve area is now an exclusive residential haven, accessible only to residents and their registered guests, which further enhances its privacy and security. Situated within walking distance of nature reserves, it offers ample opportunities for hiking and outdoor sports, making it an ideal setting for those who desire the outdoors and a tranquil lifestyle.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Jacuzzi  
Domotics  
Staff Accommodation  
Basement

### Views

Sea  
Mountain  
Panoramic

### Pool

Heated  
Indoor  
Private

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Investment  
Luxury  
Off Plan  
With Planning Permission  
Contemporary  
New Development

### Orientation

South

### Setting

Urbanisation

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
More Than One

### Climate Control

Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Garden

Private

### Utilities

Electricity  
Photovoltaic solar panels