



# Abstandsvilla zum Verkauf in Marbella, Marbella

4.250.000 €

Referenz: R5412469 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 1.180m<sup>2</sup> Garten: 801m<sup>2</sup>





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## Costa del Sol, Marbella

Luxury villa located next to the Santa Maria Golf Club Marbella, just 1.2 km from Nikki Beach Marbella and 6 km from the historic centre of Marbella. Ideally situated close to schools, shops, and restaurants, the property offers sea views, spectacular architecture, and premium-quality materials throughout.

The villa is distributed over four levels: a basement, ground floor, first floor, and rooftop solarium, complemented by spacious terraces, a garage, and a private swimming pool.

The basement is currently designed as a guest apartment with a living area, bedroom, and bathroom, although it can be reconfigured to include two bedrooms, a gym, or other leisure spaces according to the owner's preferences.

The ground floor features an open-plan living and dining area with a fully integrated kitchen, as well as a guest bathroom.

The first floor comprises three guest bedrooms, a family bathroom, and a spacious principal suite with an en-suite bathroom and walk-in wardrobe.

The top floor offers a large open-plan solarium that can be customised to suit the owner's needs and lifestyle.

Set on a 1,180 m<sup>2</sup> plot, the villa has a built area of 801 m<sup>2</sup>.

Construction will commence immediately upon signing the reservation agreement. The building permit was issued in May 2026. Flexible payment terms are available to accommodate the client's requirements.

The advertised price includes VAT.



## Eigenschaften:

### Merkmale

Private Terrasse

Badezimmer

Solarium

Gastwohnung

Keller

### Zustand

Neubau

### Garten

Privat

### Ansichten

Meer

### Pool

Privat

### Parken

Garage

Privat

### Einstellung

In der Nähe von Golf

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

### Küche

Küchenlehre

### Kategorie

Golf

Luxus

Aus Plan

Mit Baugenehmigung

Zeitgenössisch