



## Villa - Chalet en venta en Marbella, Marbella

2.499.000 €

Referencia: R5368753    Dormitorios: 4    Baños: 5    Terreno: 435m<sup>2</sup>    Construido: 312m<sup>2</sup>    Terraza: 68m<sup>2</sup>





## Costa del Sol, Marbella

Exclusive newly built detached villa in Marbella East, located just 400 meters from the beach in a quiet and highly sought-after residential area.

The property is currently in an advanced stage of construction, with the structure already completed. This allows the future buyer a unique opportunity to choose materials, finishes, and even make layout adjustments, within the limits permitted by the building license.

The villa sits on a 435 m<sup>2</sup> plot and offers 380 m<sup>2</sup> built (312 m<sup>2</sup> usable), with a modern and functional layout designed for maximum comfort.

### Layout:

#### Upper floor:

2 bedrooms, both with en-suite bathrooms and private terrace

#### Ground floor:

Spacious living-dining area with open-plan kitchen

Guest toilet

Direct access to terrace, garden, and private pool

#### Basement:

Bedroom with en-suite bathroom and private patio

Large multifunctional living area of 51 m<sup>2</sup>

Additional room of 7 m<sup>2</sup> (ideal for office, or storage)

Additional toilet

Machine room and pantry

### Key features:

Private pool and garden

Parking for 2 vehicles

Southwest facing

High energy efficiency

Aerothermal system, home automation, and premium qualities

Excellent location near beach, schools, golf, and services

Estimated completion: 2026

An exceptional opportunity to acquire a luxury villa with customization options in one of the best areas of Marbella East.

### Legal notice:

In accordance with Decree 218/2005 of October 11, regulating consumer information in the purchase and rental of properties in Andalusia, clients are informed that notary fees, registration fees, transfer tax (ITP), financial costs, and other expenses inherent to the purchase are not included in the price. The information provided in this listing is for guidance only, non-binding, and has no contractual value.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Armarios Empotrados  
Solario  
Gimnasio  
Sala de Juegos  
Domotica  
Sótano

### Posición

Lado de la Playa  
Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Cerca de Marina

### Muebles

Parcialmente Amueblada

### Seguridad

Persianas Eléctricas

### Categoría

Lujo  
Pre-construcción  
Contemporáneo  
Nueva Promoción

### Climatización

A/A Frio  
A/A Caliente  
Calefacción Central.  
Suelo Radiante  
Baño

### Estado

Nueva Construcción

### Cocina

Cocina Equipada

### Aparcamiento

Parking Privado

### Vistas

Vistas al Mar

### Piscina

Piscina Privada

### Jardin

Jardín Privado

### Servicios Públicos

Agua Potable