Sales - House - Marbella

4.250.000€











Ref.-ID: MIBGR5412469 **Marbella** **House**

5 **4** **801 m2** **1180 m2**

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 m² plot, the villa has a built area of 801 m². 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.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Views
- ✔ Sea Views

Features
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Basement

Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden

Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Luxury
- ✔ Off Plan
- ✔ With Planning Permission
- ✔ Contemporary