

## Sales - House - Marbella

# 11.499.000€

Marbella

House

IBI: 2,437 EUR / year

Rubbish: 278 EUR / year



5



4.5



543 m2



949 m2

In one of the most sought-after locations along Marbella's coastline, this spectacular contemporary villa rises literally on the sand, offering a truly unique and unrivalled beachfront living experience. Designed with clean lines and natural materials, the property perfectly combines modern elegance with Mediterranean comfort. Its expansive panoramic windows allow natural light to flood every corner while framing open sea views from almost every room. The main level flows seamlessly onto a wooden deck terrace featuring a pool that visually blends with the endless blue horizon. A glass-enclosed living area with full retractable panels connects the interior and exterior spaces, creating a continuous sense of openness and freedom. The minimalist, fully equipped kitchen merges with the dining and living areas — ideal for enjoying Marbella's year-round lifestyle. On the upper floor, the master suite serves as a private retreat with breathtaking views over the Mediterranean, direct terrace access, and an elegant en-suite bathroom. Every room has been designed to enhance the connection with the surroundings, embracing a bright, relaxed, and sophisticated style. This villa not only boasts an exceptional frontline beach position but also close proximity to some of Marbella East's finest beach clubs, chiringuitos, and restaurants, while offering privacy and easy access to all amenities. A true architectural gem for those seeking the very best of beachfront living, in a natural and exclusive setting. In compliance with Decree 218/2005 of the Junta de Andalucía, clients are hereby informed that the indicated price does not include the costs associated with the purchase of the property, such as taxes (Property Transfer Tax - ITP - or, where applicable, VAT and Stamp Duty - AJD), notary fees, land registry fees, and administrative costs. These expenses may amount to approximately 10% to 12% of the purchase price, depending on the characteristics of the transaction. Real estate agency fees are included in the sale price.

### Setting

- ✓ Beachfront

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

### Garden

- ✓ Private

### Orientation

- ✓ South

### Views

- ✓ Sea

### Security

- ✓ Electric Blinds
- ✓ Alarm System

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Domotics
- ✓ Basement

### Parking

- ✓ More Than One
- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Optional

### Category

- ✓ Beachfront
- ✓ Luxury

























