

## Sales - House - Marbesa

# 4.995.000€

**Marbesa**

**House**

**Community: 2,112 EUR / year IBI: 1,507 EUR / year**

**Rubbish: 139 EUR / year**



**6**



**8**



**539 m2**



**803 m2**

This newly built contemporary six-bedroom villa is perfectly located within walking distance of the beach and local restaurants, and just a short drive from the vibrant centre of Marbella. Its striking architectural design combines natural stone, wood-effect finishes, heated floors throughout, and lush landscaping, blending seamlessly with the surrounding coastal environment. The south-facing garden level offers generous terraces ideal for al fresco dining and relaxing in elegant chill-out areas. A private swimming pool, designed for year-round use, together with a rooftop solarium boasting panoramic sea views, create idyllic spaces for leisure and entertainment. And of course a jacuzzi for those who seek relaxation at its finest. Inside, the villa features an open-plan layout with floor-to-ceiling glass doors that flood the interiors with natural light and effortlessly connect indoor and outdoor living spaces. The property offers six en-suite bedrooms, including a refined master suite with a private terrace and a luxurious bathroom. The basement level includes additional two bedrooms, an additional lounge, a fully equipped gym, and a spacious sauna, providing exceptional comfort and wellness facilities. An outstanding opportunity to enjoy a modern Mediterranean lifestyle in one of Marbella's most exclusive beachfront enclaves — Marbesa.

### Setting

- ✓ Beachside

### Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity

### Orientation

- ✓ South

### Views

- ✓ Sea

### Garden

- ✓ Private

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Sauna
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Jacuzzi
- ✓ Bar
- ✓ Barbeque
- ✓ Domotics
- ✓ Basement

### Security

- ✓ Alarm System

### Pool

- ✓ Private

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Garage
- ✓ EV charge point



















































































