MIBGROUP.ES

Sales - House - Marbella

2.490.000€

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Ref.-ID: MIBGR5457397 **Marbella** **House**

IBI: 3,586 EUR / year **Rubbish: 63 EUR / year**

 **5**  **7**  **639 m2**  **1368 m2**

A Rare Opportunity to Complete a Distinctive Contemporary Andalusian Residence in Marbella Set on a 1,368 m² private plot in one of Marbella Pueblo's most desirable residential neighbourhoods, this exceptional property presents a rare opportunity to acquire and complete an architecturally significant residence that combines the timeless character of Andalusian living with refined contemporary Mediterranean design. Ideally positioned within walking distance of Marbella's historic Old Town, beautiful beaches, renowned restaurants and stylish boutiques, the property offers a lifestyle that few residences can replicate — combining privacy, architectural distinction and effortless access to the very best of Marbella. Conceived by an internationally acclaimed design studio, whose work has been featured in Architectural Digest, Elle Decor, The New York Times Style Magazine, Vanity Fair and Livingetc, the residence reflects a sophisticated design philosophy rooted in craftsmanship, natural materials, landscape and a strong sense of place. Rather than following the increasingly familiar minimalist white-villa aesthetic, the project has been designed to capture the distinctive atmosphere and relaxed elegance that have made Marbella internationally renowned. Warm natural materials, mature Mediterranean gardens, shaded terraces, intimate courtyards and a seamless connection between indoor and outdoor spaces come together to create a home that feels timeless, sophisticated and unmistakably Mediterranean. Property Features 639 m² built area 1,368 m² private plot Five generous bedroom suites, each with a private en-suite bathroom Guest cloakroom Dedicated wellness level with gym, spa and entertainment area Expansive rooftop terrace with panoramic mountain and sea views Large private swimming pool Fully equipped outdoor kitchen and dining pavilion Covered terraces designed for year-round living Beautifully landscaped Mediterranean gardens Every aspect of the residence has been carefully considered to maximise natural light, privacy and the seamless relationship between the architecture and its surrounding landscape. This is a home that is defined not simply by its scale, but by the experience it is designed to create. Morning coffee beneath citrus trees. Long lunches beneath shaded pergolas. Children playing barefoot across warm terracotta floors. Evenings gathered around the outdoor kitchen as the pool reflects the last light over La Concha. A residence designed to embody the effortless sophistication and relaxed Mediterranean lifestyle for which Marbella has become internationally celebrated. A Project Ready to Be Completed The property has already been stripped back to its structural frame, with the demolition phase completed. The comprehensive architectural and interior design concept has been prepared by the acclaimed design studio, together with a complete landscaping proposal. Importantly, the project has been designed without requiring structural modifications to the existing building. As a result, the planning and construction process has been significantly streamlined, with only the corresponding municipal permits required for the construction phase remaining. The estimated completion period is approximately 12 months. The purchaser has the flexibility to continue with the existing construction team, who are already fully familiar with the project and its requirements, or appoint their own contractor to bring the complete architectural vision to life. A comprehensive project file, including budgeting, architectural drawings, specifications and construction documentation, is available to qualified purchasers. A Residence for the Discerning Buyer This is not a property for someone simply searching for another luxury villa. It is for the buyer who understands that exceptional architecture is every bit as important as location. For someone who appreciates that truly remarkable homes are defined by atmosphere, craftsmanship, proportion and a genuine sense of place, rather than by excess. For the buyer who admires the effortless elegance of Marbella's most celebrated resorts, yet seeks the privacy, permanence and individuality that only a private residence can provide. Luxury trends evolve. Exceptional architecture endures. There will always be another contemporary villa. There will not always be another residence with this combination of architectural vision, established setting, generous private grounds and a prime walkable location in Marbella. A rare opportunity to complete something truly distinctive — and to create a private residence with a character that cannot simply be replicated.

Setting
- ✔ Town
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Games Room
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment
- ✔ Resale






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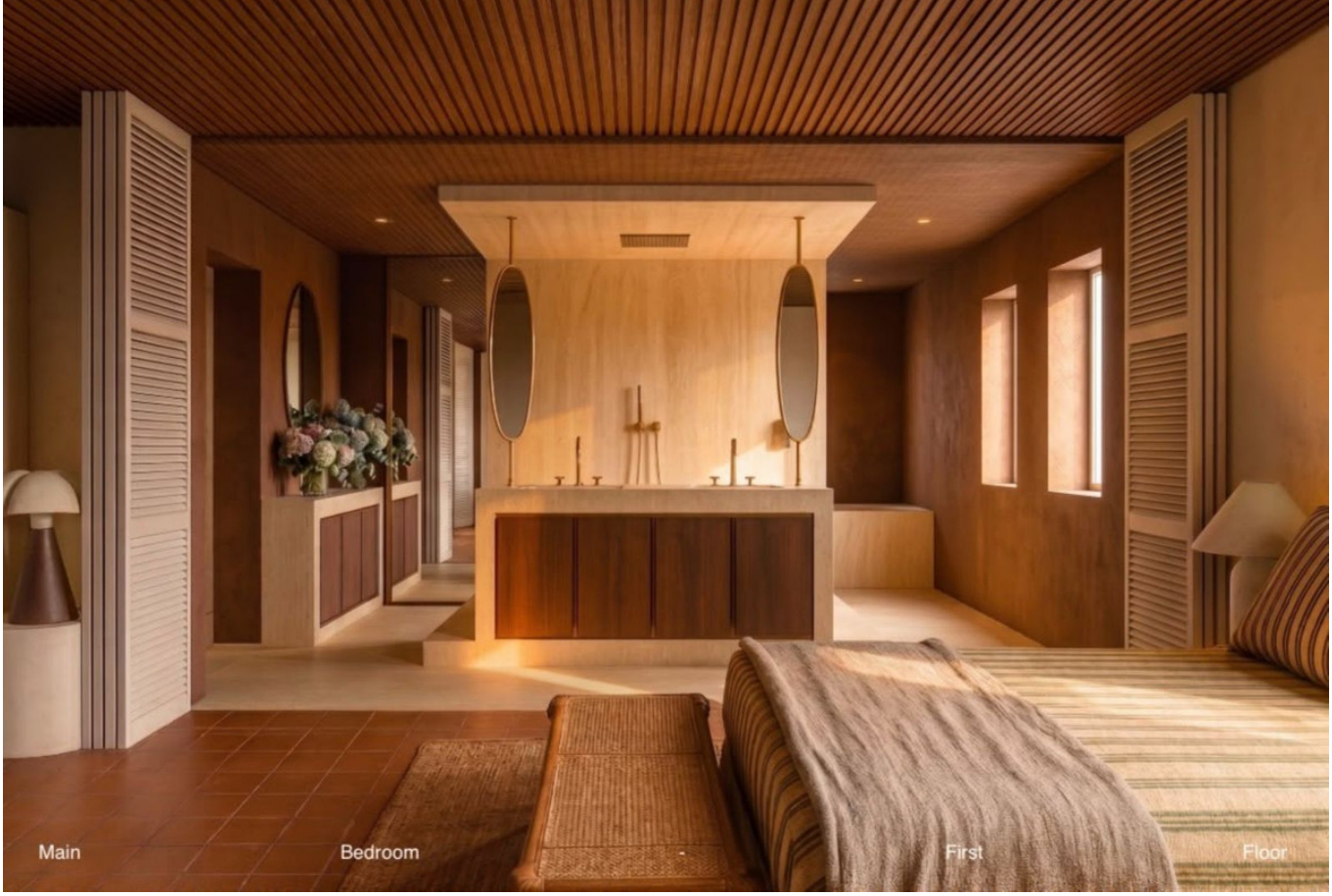



Lounge
-
Basement


Living
Room
-
Ground
Floor

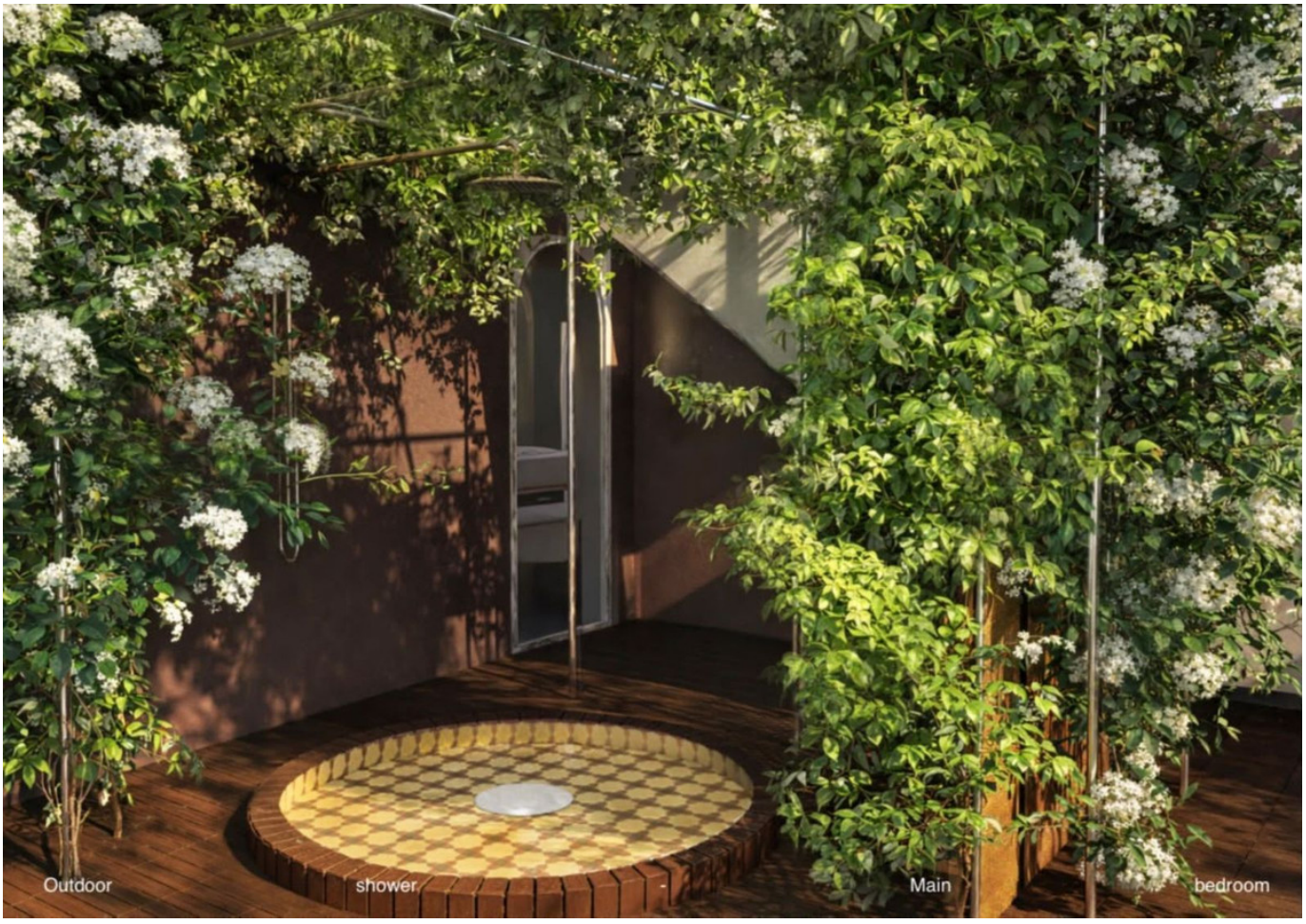

Living Room
Ground Floor


Dining Area
Ground Floor


Main
Bedroom
First
Floor

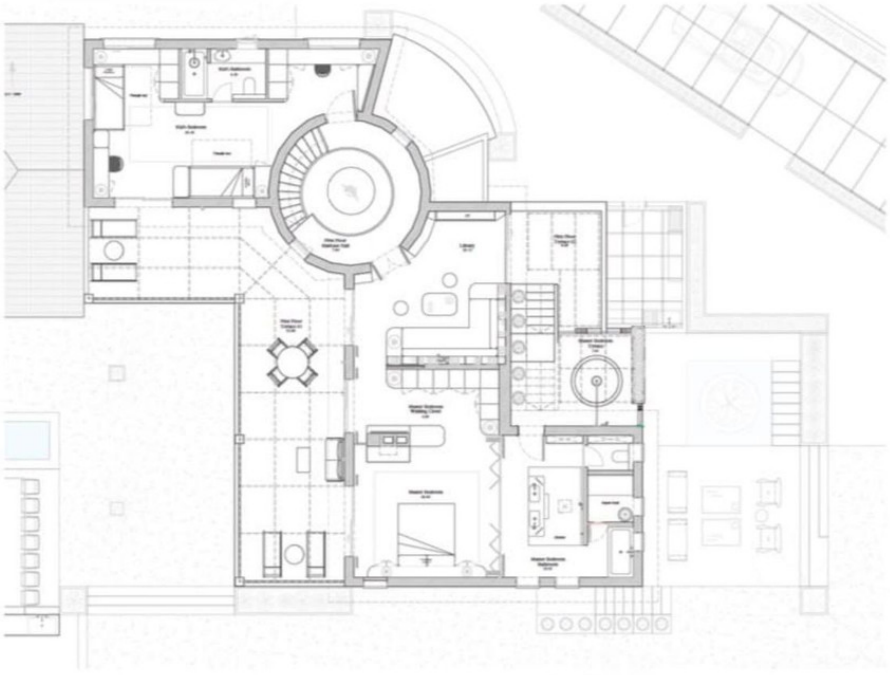

Main
Bedroom
First
Floor


Lounge
-
Basement


Outdoor
shower
-
Main
bedroom

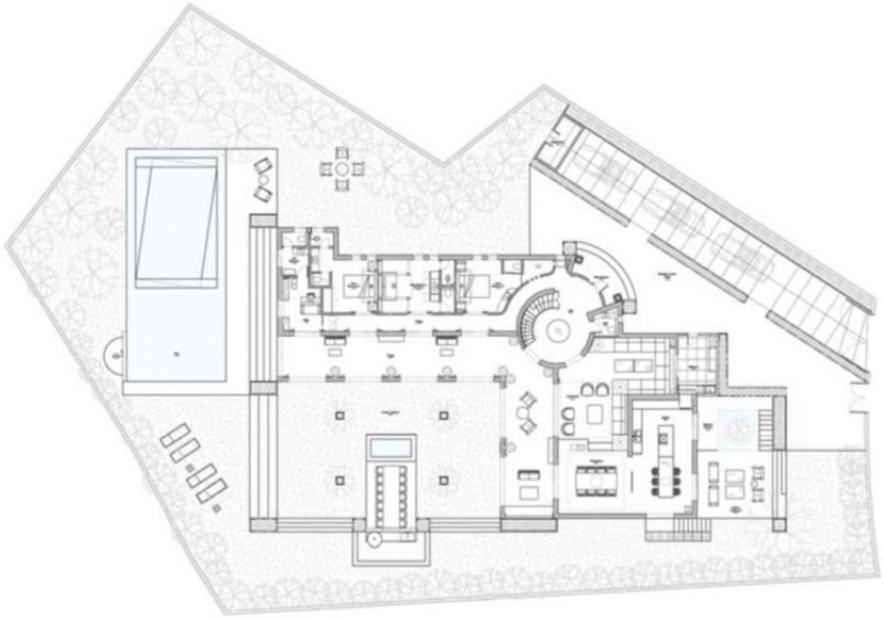






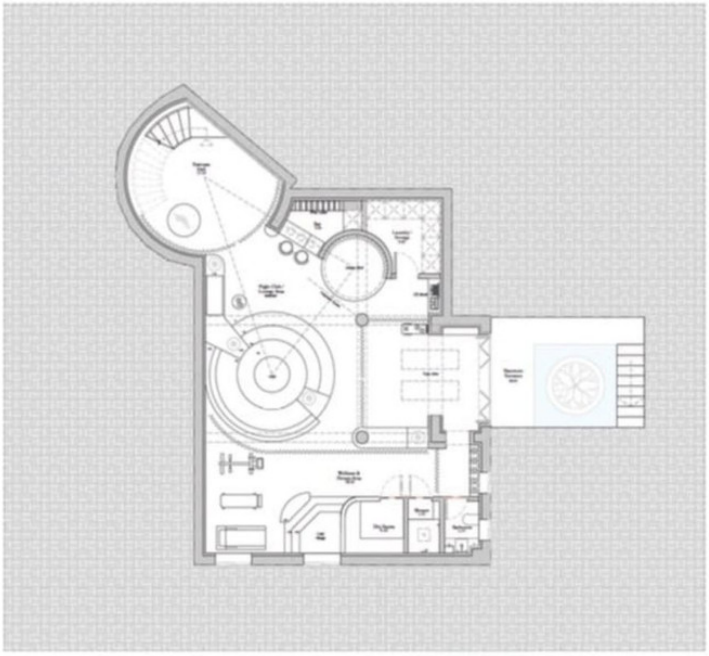
Area Nudes	Cbtude Area
First Floor Staircase Hall	*7.84*
Library	*7.84*
Master Bedroom Walking Closet	*20.12*
Master Bedroom	*20.40*
Master Bedroom Bathroom	*18.43*
Master Bedroom Terrace	*7.81*
Kids Bedroom	*29.39*
Kids Bathroom	*4.29*
First Floor Terrace 01	*52.80*
First Floor Terrace 02	*8.68*
Total Usable Area	*177.59*

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Area Nbtdz	Otudte Area
Pedestrian Access/ Garage	*235.41*
Main Entrance	*10.98*
Hall	*22.07*
Toilet	*2.63*
Living Room	*41.32*
Dining Room	*22.12*
Kitchen	*29.83*
Hallway	*16.73*
Office	*9.34*
Guest Bedroom 01	*16.62*
Guest Bedroom/ Kid's Area	*17.44*
Guest Bedroom 02	*16.10*
Pool Bathroom	*5.09*
Pool	*156.39*
Central Courtyard	*126.90*
Terrace	*80.55*
Outdoor Living room	*31.85*
Basement Entrance	*18.01*
Total Usable Area	*859.37*

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Area Name	Usable Area
Staircase Hall	*17.19*
Night Club / Lounge Area	*37.45*
Wellness Area	*38.23*
Basement Entrance	*18.01*
Bathroom	*1.77*
Dry Sauna	*3.18*
Shower	*1.75*
Laundry / Storage	*5.02*
Bar	*3.06*
Total Usable Area	*125.67*

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