

**Sales - House - Marbesa**  
**3.900.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4678156**

**Marbesa**

**House**



**4**



**5**



**484 m2**



**686 m2**

Prime Location and Contemporary Design Situated just 50 meters from the pristine beaches of Marbesa, in the exclusive Marbella area, this contemporary villa offers a refined layout and superb attention to detail. The lower level, covering 223 square meters, includes a three-car garage, ample storage, and flexible spaces adaptable for a bedroom with an ensuite, a gym or entertainment room, and a cinema. This level connects seamlessly to the main floors via an elegant staircase. The ground floor, spanning 129 square meters, welcomes you with a spacious porch, an inviting foyer, a fully-equipped kitchen, an expansive living area, a guest bathroom, and a guest bedroom with an ensuite. Access to the upper level is also provided here. On the first floor, covering 112 square meters, you'll find a luxurious master suite with an ensuite bathroom, accompanied by two additional bedrooms, each with its own ensuite. This level also features a charming 34-square-meter terrace, perfect for relaxing. Outside, a beautifully landscaped garden surrounds a 46-square-meter pool, offering an ideal space for outdoor living. Constructed with the highest standards and quality materials, this villa represents a unique opportunity for those seeking a spacious, modern residence mere steps from the beach in one of Marbella's most desirable locations. Completion Date: October 2024

**Setting**

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Category**

- ✓ Luxury
- ✓ Contemporary

**Condition**

- ✓ Excellent
- ✓ New Construction

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Security**

- ✓ Electric Blinds
- ✓ 24 Hour Security

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Garden

**Parking**

- ✓ Garage
- ✓ More Than One