MARBELLA LIVING
Estate Agents

€ 3,499,000
Ref: R5370946

Villa for sale in Marbesa, Costa del Sol

4 Bedrooms | **6** Bathrooms | **243** m² Interior | **44** m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,562 IBI | **€ 278** Rubish tax | **€ 1,092** Community fees

Property Description

€3,499,000 | Marbesa | High-end villa with 243 m² living space, 706 m² plot and panoramic sea views

Villa Nani is a newly built villa featuring contemporary architecture in a prime location in Marbesa. The property offers 4 bedrooms, 243 m² of living space on a 706 m² plot, high-quality finishes, and stunning panoramic sea views.

Basement layout:
Entrance hall, bedroom with en-suite bathroom, second bathroom, gym, and a large open space that can easily be converted into a fifth bedroom or home cinema. This level also includes a separate laundry room, technical room, and multiple storage areas.

Ground floor layout:
Entrance hall with open staircase, guest toilet, cloakroom, and stainless steel framed glass sliding doors leading to the living room. The living room features a gas fireplace, open-plan kitchen, and kitchen island with breakfast bar equipped with Siemens appliances. Across the full width of the living room, there is a sliding glass façade that can be opened up to ¾, seamlessly connecting indoor and outdoor living. The covered terrace measures 44 m². This floor also includes a utility room, a bedroom with bathroom, and storage space.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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First floor layout:
Landing with staircase leading to the rooftop terrace. This level features two bedrooms. Bedroom 1 is the master suite, with en-suite bathroom and walk-in closet. Bedroom 2 also has its own bathroom. Both bedrooms have access to a full-width terrace with beautiful sea views. There is also an additional laundry room on this floor.

Rooftop terrace:
Spacious and highly functional rooftop terrace of 66 m², offering excellent connection to the first floor and complete privacy. In addition to the jacuzzi, there is ample space for a lounge area, outdoor kitchen, and dining table.
The breathtaking panoramic views of the Mediterranean Sea provide a true wow factor, both during the day and in the evening with spectacular sunsets.

Garden and parking:
Landscaped and fully walled garden with a variety of mature plants surrounding the villa. In the evening, the garden is beautifully illuminated. Plants and trees are automatically irrigated via an irrigation system.
The southwest orientation ensures optimal sun exposure from morning until sunset.
The garden is low-maintenance and cost-efficient, partly thanks to high-quality artificial grass, which also reduces water consumption.
The property includes a swimming pool (approx. 11 x 4 meters) with underwater lighting and an outdoor shower.
There is a gated driveway with parking for two vehicles, as well as additional street parking.

Technology and comfort:
The villa is equipped with modern installations and features, including:
• Air conditioning (hot/cold) in every room
• Underfloor heating throughout
• Solar panels for hot water system
• Alarm system (indoor and outdoor)
• Electric sunshades and automatic insect screens throughout, including the terrace
• Dimmable LED lighting
• Sonos audio system
• Magnetic door locks
• Decorative gas fireplace
• Video intercom system

General:
The property features 80 x 80 cm ceramic tiles and high ceilings throughout. Great attention has been paid to detail and finishing. Construction began in 2022 and the villa was fully completed in 2024.
Inventory:

The villa is sold unfurnished. Furniture is not included in the asking price.

Location – Marbesa:
Marbesa is located just 10 minutes east of Marbella town and 30 minutes from Málaga Airport.
This popular residential area with many permanent residents is situated on the beachside of the A7 coastal road, between Elviria and Cabopino. It features spacious streets with a mix of modern and Andalusian-style villas.
From the villa, it is only a 5-minute walk to the sandy beach and several beach restaurants (chiringuitos). The area also benefits from 24-hour security.

Additional information:
The villa is available immediately and ready to move into.
Interested? Contact us for more information and/or to schedule a viewing.

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