

## Apartment for sale in Selwo, Costa del Sol

2 Bedrooms | 2 Bathrooms | 145 m<sup>2</sup> Interior | 38 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 130 IBI | € 536 Rubish tax | € 1,800 Community fees



### Property Description

AUTHOR VILLA IN NAGÜELES · MARBELLA GOLDEN MILE

Boutique project of only 2 villas · Infinity pool · Private lift · Wellness & wine lounge · Completion in 2026

Located in one of Marbella's most exclusive, established and sought-after residential areas, this limited collection of just two contemporary villas rises in the heart of Nagüeles, on the prestigious Golden Mile.

A residential concept created for buyers seeking privacy, modern architecture, generous living spaces and a truly strategic location — only minutes from Marbella centre, Puente Romano, international schools, golf courses, fine dining and the finest beaches of the Costa del Sol.

Scheduled for completion in 2026, these villas represent an exceptional combination of cutting-edge design, high-end comfort and long-term value within Marbella's prime market.

Contemporary Architecture · Natural Light · Scale · Exclusivity

Built on private plots of approximately 1,099 m<sup>2</sup>, each villa offers around 464 m<sup>2</sup> of interior built space plus more than 250 m<sup>2</sup> of terraces, distributed across multiple levels connected by a private internal lift.

The architecture has been carefully designed to maximise natural light, privacy and seamless indoor-outdoor living. Thanks to their southwest/southeast orientation, the villas enjoy sunshine throughout most of the day, spectacular sunsets and open views towards La Concha mountain and the surrounding Mediterranean landscape.

The main living area impresses with its generous proportions, double-height ceilings and floor-to-ceiling windows that effortlessly connect the interior spaces with the terraces, landscaped gardens and infinity pool.

The open-plan kitchen features sleek contemporary lines and is fully equipped with premium appliances and high-quality finishes, combining functionality, elegance and sophisticated design.

5 Private Suites · Absolute Comfort

The property offers 5 spacious en-suite bedrooms, designed to provide privacy, independence and comfort for both owners and guests.

Each suite benefits from generous dimensions, abundant natural light and a refined contemporary aesthetic.

Lifestyle Experience · Wellness & Entertainment Level

The lower floor transforms the property into a private lifestyle retreat, offering dedicated areas for wellness, leisure and entertainment:

Private cinema room

Fully equipped gym

Sauna

Climate-controlled wine cellar with tasting area

Multi-purpose entertainment or wellness space

A layout conceived to elevate everyday living while adapting to different lifestyles and personal preferences.

Outdoor Living · Mediterranean Luxury at Its Finest

The outdoor areas have been designed as a natural extension of the home:

Contemporary infinity pool

Private landscaped gardens

Spacious terraces

Outdoor lounge and chill-out areas

Panoramic rooftop solarium with Jacuzzi

Open views towards La Concha and the natural surroundings

Every detail has been designed to fully embrace the Mediterranean lifestyle all year round.

Security · Privacy · Functionality

Situated within a gated and secure community, the villas offer complete privacy and tranquillity.

Each property also includes:

Private garage

Additional exterior parking spaces

Private internal lift

Integrated air conditioning and climate control

High-quality materials and premium specifications throughout

A Solid Investment on Marbella's Golden Mile

Nagüeles remains one of the most secure and stable residential enclaves on Marbella's Golden Mile, protected by low-density urban planning and surrounded by some of the area's most prestigious properties.

A true safe-haven location where scarcity, privacy and strong international demand continue to support long-term property value.

These villas are not competing on price.

They position themselves through concept, location and product quality.

A property designed for those who understand that true luxury is not only about the home itself, but about where — and how — you live.