

## New Development in Marbella, Costa del Sol

4 Habitaciones | 5 Baños | Garaje Si | Jardín Si | Piscina Si |



### New Development Description

Exclusive newly built detached villa in Marbella East, located just 400 meters from the beach in a quiet and highly sought-after residential area.

The property is currently in an advanced stage of construction, with the structure already completed. This allows the future buyer a unique opportunity to choose materials, finishes, and even make layout adjustments, within the limits permitted by the building license.

The villa sits on a 435 m<sup>2</sup> plot and offers 380 m<sup>2</sup> built (312 m<sup>2</sup> usable), with a modern and functional layout designed for maximum comfort.

Layout:

Upper floor:

2 bedrooms, both with en-suite bathrooms and private terrace

Ground floor:

Spacious living-dining area with open-plan kitchen

Guest toilet

Direct access to terrace, garden, and private pool

Basement:

Bedroom with en-suite bathroom and private patio

Large multifunctional living area of 51 m<sup>2</sup>

Additional room of 7 m<sup>2</sup> (ideal for office, or storage)

Additional toilet

Machine room and pantry

Key features:

Private pool and garden

Parking for 2 vehicles

Southwest facing

High energy efficiency

Aerothermal system, home automation, and premium qualities

Excellent location near beach, schools, golf, and services

Estimated completion: 2026

An exceptional opportunity to acquire a luxury villa with customization options in one of the best areas of Marbella East.

Legal notice:

In accordance with Decree 218/2005 of October 11, regulating consumer information in the purchase and rental of properties in Andalusia, clients are informed that notary fees, registration fees, transfer tax (ITP), financial costs, and other expenses inherent to the purchase are not included in the price. The information provided in this listing is for guidance only, non-binding, and has no contractual value.

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