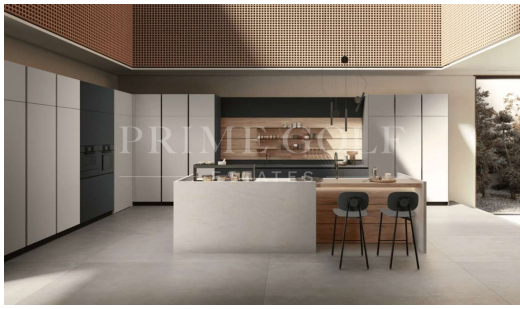

6 bed Villa

€3.895.000

Ref: Villa-Marbesa

This new villa project in Marbella presents a contemporary residence designed across three levels, combining advanced construction standards, elegant architecture and modern comfort within a highly desirable residential setting. The property has been conceived with a clear focus on functionality, natural light and refined finishes, incorporating a panoramic lift that connects all floors and enhances everyday accessibility throughout the home. The entrance level includes a welcoming entrance hall together with three bedrooms, each with its own en-suite bathroom, creating a comfortable and private layout for family members or guests. This level also opens directly onto landscaped outdoor areas featuring a private garden, selected trees and shrubs, and a swimming pool, creating a natural e...

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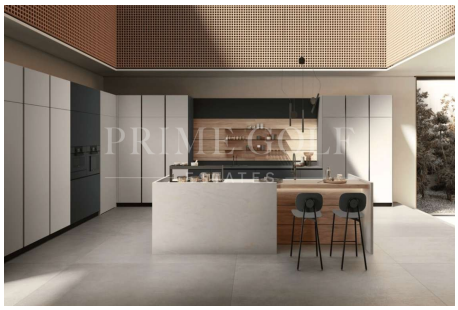

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Property Description

Location:

This new villa project in Marbella presents a contemporary residence designed across three levels, combining advanced construction standards, elegant architecture and modern comfort within a highly desirable residential setting.

The property has been conceived with a clear focus on functionality, natural light and refined finishes, incorporating a panoramic lift that connects all floors and enhances everyday accessibility throughout the home.

The entrance level includes a welcoming entrance hall together with three bedrooms, each with its own en-suite bathroom, creating a comfortable and private layout for family members or guests.

This level also opens directly onto landscaped outdoor areas featuring a private garden, selected trees and shrubs, and a swimming pool, creating a natural extension of the living environment.

On the main floor, the villa offers a carefully arranged living space where comfort and design are fully integrated.

This level includes a guest toilet, a fully fitted kitchen equipped with all appliances, and a spacious living and dining area designed around natural light and open views.

The master bedroom suite is also located on this floor and includes a private bathroom and dressing room, creating an independent and comfortable private retreat.

A heated swimming pool further enhances the exterior lifestyle experience, allowing year-round enjoyment.

The basement level has been designed to provide both practical and leisure-oriented spaces.

It includes a large private garage, a fully equipped laundry room with cupboards, worktop and sink, a dedicated cinema room, and two additional bedrooms sharing a bathroom, with the possibility of adding a second bathroom if desired.

A technical room and circulation area complete this level.

At roof level, the villa features a spacious solarium designed for outdoor enjoyment, including a pergola with seating area, barbecue zone, and jacuzzi, creating an elevated private leisure space.

The villa incorporates a high level of technical specification and premium materials throughout.

Bathrooms are finished with Coverlam slabs by Grespania, while sanitary fittings are provided by

Roca, Geberit, and Villeroy & Boch.

Climate control is provided through aerothermal air conditioning combined with underfloor heating throughout the villa, ensuring year-round thermal comfort.

The home features floor-to-ceiling windows with recessed tracks, maximising light entry and creating a seamless visual connection with the exterior.

Additional design details include full-height invisible doors, a fully equipped designer kitchen with aluminium-framed doors, and a central island finished in Coverlam with no visible joints.

Appliances are supplied by Bosch or AEG.

Energy efficiency is reinforced through solar panels, two 10kW lithium batteries, and a car charging point, supporting a more sustainable residential lifestyle.

Exterior details include LED lighting along the driveway and villa entrance, recessed twilight lighting, and a motorised entrance gate and garage access.

This project offers a complete combination of modern design, advanced specification and private comfort in one of Marbella’s most sought-after residential markets.

Additional Info

For Sale	Beds: 6	Baths: 6
Type: Villa	Living Area: 562sq m	Plot Size: 1027sq m
Ensuite Bathrooms: 6	Pool: Communal	Garden: Communal

Features

Mountainside	Amenities near	Transport near
Air conditioning	Central heating	Fully furnished
Fully fitted kitchen	Fireplace	Marble floors
Jacuzzi	Sauna	Basement

Solar panels	Guest room	Storage room
Gym	Alarm	Solarium
Security entrance	Brand new	Dining room
Barbecue	Security service 24h	Telephone
Guest toilet	Private terrace	Kitchen equipped
Living room	Study room	Water tank
Separate apartment	Country view	Mountain view
Golf view	Indoor pool	Heated pool
Underfloor heating (throughout)	Automatic irrigation system	Smart home system
Laundry room	Internet - Wi-Fi	Covered terrace
24h Service	Electric blinds	Fitted wardrobes
Gated community	Lift	Garden view
Pool view	Panoramic view	Cinema room
Street view	Wine Cellar	Close to children playground
Close to sea / beach	Close to golf	Uncovered terrace
Glass Doors	Separate dining room	Open plan kitchen
Balcony	SPA	Turkish bath
Wheelchair-accessible	Excellent condition	Ceiling cooling system

Ceiling heating system	Saltwater swimming pool	Close to shops
Close to port	Close to schools	Surveillance cameras
Guest apartment	Marina view	Office room
Individual A/C units	Central heating by radiators	Electric radiators
Gas heating	Gres floors	Kitchenette
Ground floor patio	Partial sea views	Porcelain floors
Internet - Fibre optic	Walk-in closet	Roof terrace
Mature gardens	Stone floors	Mains electricity supply
Mains water supply	EV charging station	Close to restaurants
City views	Co-Working area	Individual heating
Parking included	Fan coil system	Micro cement flooring
Fire pit	Motion detectors	Interior (facing inner courtyard)
Wheelchair-accesible home		