+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Villa in Marbesa

Reference: R5237476



Bedrooms: 3
Bathrooms: 2
M² Build size: 309
Price: 1,550,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 400













Overview:

Welcome to an unparalleled lifestyle opportunity in Marbesa, an exclusive and highly sought-after private urbanization nestled on the coveted eastern side of Marbella. Revered for its tranquil ambiance, pristine coastline, and exceptional proximity to vibrant Marbella, Marbesa represents the pinnacle of Mediterranean luxury living in southern Spain. This distinguished neighbourhood offers a harmonious blend of peaceful residential charm and convenient access to the region's most iconic attractions, making it a truly idyllic setting for discerning homeowners.

This remarkable villa, a testament to contemporary design and opulent comfort, is strategically positioned to embrace the very best of coastal living. Imagine waking up and stepping out for a leisurely stroll; the glistening Mediterranean Sea and the golden sandy beach are merely 400 meters away, a pleasant ten-minute walk that instantly connects you with the serene beauty of the coast. For nature lovers and those seeking unspoiled beauty, the protected dunes and enchanting beach of Cabopino are just 1.5 km distant, offering a picturesque escape. Furthermore, the villa's prime location places it within a short 1.9 km drive of world-class amenities, including the luxurious Marriott Resort, the iconic Don Carlos Hotel, and the vibrant Nikki Beach Marbella, promising a lifestyle of leisure and indulgence.

A Masterpiece of Modern Design and Comfort

Recently constructed with meticulous attention to detail, this magnificent villa flawlessly integrates modern architectural lines with an inviting sense of luxurious comfort. Boasting three beautifully appointed bedrooms and two elegantly designed bathrooms, the property offers generous spaces thoughtfully crafted for both relaxation and sophisticated entertaining. The expansive 309 m2 total built area provides an impressive canvas for living, comprising 167 m2 of refined living space, complemented by a substantial 108.5 m2 of captivating terraces and 33.5 m2 dedicated to exquisite swimming pools.

Unrivalled Outdoor Living and Panoramic Vistas

Prepare to be captivated by the villa's extraordinary outdoor amenities, designed to maximize enjoyment of Marbella's glorious climate. The crown jewel is undoubtedly the spectacular roof terrace, an elevated sanctuary featuring its own sparkling swimming pool. From this elevated vantage point, immerse yourself in truly breathtaking panoramic views that sweep across the entire coastline, stretching majestically to the iconic Rock of Gibraltar and even extending to the distant, intriguing shores of Africa. This unparalleled setting is perfectly suited for hosting memorable parties under the stars, intimate al-fresco dining experiences, or simply for unwinding while soaking in the majestic vistas. On the first floor, the main living area, comprising an elegant living room and an open-plan, state-of-the-art kitchen, also benefits from fantastic sea views, creating a seamless connection between indoor comfort and outdoor beauty.

Further enhancing the outdoor allure, the ground floor opens directly onto a meticulously landscaped, easy-to-maintain garden, where a second, equally inviting heated infinity pool awaits. This serene oasis provides a private retreat for cooling dips and sun-drenched relaxation, complementing the dynamic energy of the rooftop. Both the rooftop pool and the garden's infinity pool are heated, ensuring year-round enjoyment regardless of the season.

Interior Elegance and Thoughtful Amenities

Inside, the villa continues to impress with its intelligent layout and high-end finishes. The first floor hosts the primary social spaces, including the spacious living room and the contemporary open kitchen, both designed to facilitate effortless entertaining and everyday living while embracing the splendid sea views. Descending to the ground floor reveals two generously sized bedrooms and two luxurious bathrooms, offering serene private quarters with direct access and delightful outlooks onto the garden and the captivating infinity pool. Each bedroom within the villa is a haven of comfort, equipped with elegant shutters, independent air conditioning, and efficient electric heating, ensuring optimal climate control and privacy.

The semi-basement level adds another layer of versatility and convenience, featuring a comfortable third bedroom that can serve as guest accommodation, a home office, or a media room. This level also houses a secure, spacious garage, complete with a remote-controlled electronic gate for ease of access and peace of mind. Every aspect of this villa has been carefully considered to offer a sophisticated, comfortable, and remarkably easy-to-maintain living experience.

An Exceptional Investment Opportunity

Beyond its undeniable charm as an ideal family home, this exquisite villa presents a compelling investment opportunity. It boasts a proven track record as a very successful holiday rental property, underpinned by an official tourist license number. This established history of high occupancy and strong rental income potential makes it an attractive proposition for investors seeking a lucrative asset in Marbella's robust tourism market. Its prime location, luxurious features, and ease of maintenance ensure its enduring appeal to both vacationers and long-term residents. This villa is not merely a home; it is an invitation to experience and own a piece of Marbella's luxury, offering both a dream lifestyle and a smart financial decision.

Features:

None, New development, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Alarm system, Parking, None