



■■■■■■■■■■:New Development: Prices from 2,499,000 € to 2,499,000 €. [Beds: 4 - 4] [Baths: 5 - 5] [Built size: 380.00 m2 - 380.00 m2] 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 m² plot and offers 380 m² built (312 m² 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 m² Additional room of 7 m² (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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