

# Marbella Villa

€8,950,000

Ref: X22360



6



8



2,370 m<sup>2</sup>



712 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €8,950,000 (£7,631,665) |
| Transfer tax 7% .....           | €626,500 (£534,217)     |
| Notary fees (approx) .....      | €750 (£640)             |
| Land registry fees (approx) ... | €750 (£640)             |
| Legal fees (approx) .....       | €1,500 (£1,279)         |

## Standard form of payment

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,558)         |
| Remainder of deposit to 10% .....       | €892,000 (£760,608)     |
| Final Payment of 90% on completion .... | €8,055,000 (£6,868,499) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

This villa is a refined, modern residence located in Rocío de Nagüeles, one of Marbella's most prestigious and private residential zones. Just minutes from the Golden Mile, the property sits on a 2,370 m<sup>2</sup> flat plot and offers 712 m<sup>2</sup> of built space thoughtfully laid out across spacious, light-filled interiors. The architecture emphasises clean lines, open volumes, and strong indoor-outdoor connections, with large sliding glass doors leading to landscaped gardens, a private swimming pool, and a variety of outdoor lounging and dining spaces. Natural stone finishes, warm wood textures, and minimalist lighting create a timeless, understated elegance throughout.

The villa is designed for both everyday living and entertaining, boasting the incredible collaborative efforts of the stellar teams from Sandon, Ames Arquitectos & GC studio. The villa offers an open-plan kitchen and living area, multiple lounge zones, and a seamless flow to the exterior terraces. A dedicated wellness area includes a gym space and sauna, while a separate cinema room and games area offer more relaxed, private entertainment. Outdoors, a custom firepit lounge, rooftop chill-out space, and full-size tennis court complete the lifestyle offering. Despite its calm, residential setting, it is just a short drive to Marbella Club, Puente Romano, and the beaches of the Golden Mile, offering the best of privacy and proximity.

Detached Villa, Nagüeles, Costa del Sol.

6 Bedrooms, 8 Bathrooms, Built 712 m<sup>2</sup>, Terrace 628 m<sup>2</sup>, Garden/Plot 2370 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Close To Town, Close To Schools, Close To Forest.

Orientation : East, South East, South, South West, West.

Condition : Excellent, New Construction.

Pool : Private, Heated.

Climate Control : Air Conditioning, Fireplace, U/F Heating, U/F/H Bathrooms.

Views : Sea, Mountain.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Solarium, Gym, Sauna, Games Room, Tennis Court, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Bar, Barbeque, Basement.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Parking : Underground, Garage, Covered, Private.

Category : Luxury.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible