

Marbella Villa

€6,995,000

Ref: X22759



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620 m²



491 m²



✓



✓



Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€6,995,000 (£6,052,774)
Transfer tax 7%	€489,650 (£423,694)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€696,500 (£602,681)
Final Payment of 90% on completion	€6,295,500 (£5,447,496)

* 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

Tucked away in a prestigious beachside enclave of Marbella, this exceptional Andalusian villa is a masterclass in refined coastal living. A harmonious blend of traditional charm and contemporary design, the property offers an inviting sanctuary just moments from the Mediterranean shoreline.

Stepping through the entrance, you're greeted by a grand open-plan living and dining area, flooded with natural light from expansive windows that frame idyllic views of the sea, garden, and pool. Every detail is curated for both comfort and elegance, from the warm textures of the traditional architecture to the sleek modern finishes. The heart of the home is the spacious kitchen—a culinary dream outfitted with a central island, top-of-the-line appliances, and an industrial-sized refrigerator, perfect for entertaining with ease and sophistication.

The villa boasts four beautifully appointed bedrooms, each offering serene outlooks and peaceful privacy, with the option to easily add a fifth if desired. The master suite is a private haven, complete with its own lounge area, a large walk-in wardrobe, and an en-suite bathroom featuring a luxurious walk-in rain shower. Wall-to-wall windows in the master bedroom open onto a generous balcony, where morning light and sea breezes create the perfect place to unwind. Outdoors, the villa continues to impress. A sparkling private pool is surrounded by lush landscaped gardens, with ample terrace space for lounging in the sun, hosting guests at the fully-equipped bar, or dining al fresco under the stars. Traditional Andalusian elements such as tiled accents and arched features are gracefully woven throughout the grounds, enhancing the home's rich character.

For a crowning touch, the rooftop solarium offers breathtaking 360° views—stretching from the deep blue of the coast to the dramatic silhouette of La Concha mountain. It's the ultimate vantage point to soak in Marbella's beauty, whether basking in the sun or watching twilight settle over the sea.

This villa is more than just a residence; it's a coastal lifestyle of elegance, privacy, and inspiration—an extraordinary opportunity to live beautifully by the sea.

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