

Marbella Villa

€7,800,000

Ref: X23006



5



8



1,000 m²



734 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€7,800,000 (£6,749,340)
Transfer tax 7%	€546,000 (£472,454)
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%	€777,000 (£672,338)
Final Payment of 90% on completion	€7,020,000 (£6,074,406)

* 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 fully renovated Andalusian-style villa is set in Rocío de Nagüeles, one of the most prestigious enclaves of Marbella's Golden Mile. Positioned on a 1,965m² south-facing plot beneath the emblematic La Concha mountain, it captures sweeping views of the Mediterranean. Modernised in 2025, the residence extends over 734m², where soaring ceilings, floor-to-ceiling glazing, and fluid indoor-outdoor transitions highlight its luminous design. The heart of the home is an expansive open-plan living and dining area that seamlessly integrates with a bold statement kitchen featuring a central island. Five elegant bedroom suites ensure comfort and privacy, led by a spectacular principal suite with a private terrace, panoramic sea views, and a bespoke walk-through dressing room. The lower level has been crafted for leisure and entertainment, offering a contemporary lounge with bar, glass-enclosed wine cellar, and billiards table, complemented by two guest bathrooms and extensive storage. Outdoor living is elevated across 456m² of terraces that frame a large saltwater pool, sun deck, landscaped gardens, and a stylish al fresco dining area. Behind secure gated access, a covered carport accommodates up to six vehicles. Turn-key and south-oriented, the villa combines Andalusian charm with cutting-edge modern comfort. Its privileged location places Marbella's finest beach clubs, golf courses, and lifestyle amenities within minutes, delivering refined coastal living in one of the Costa del Sol's most coveted addresses.

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