

Sales - House - Marbella
2.100.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R4455487

Marbella

House



Exceptional Investment Opportunity – Contemporary Villa with 360° Panoramic Sea, Forest & Mountain Views A refined, discreet residence offering privacy, prestige and long-term investment security in one of Europe’s most resilient luxury markets. An outstanding opportunity to acquire a fully renovated contemporary four-bedroom villa, offering breathtaking 360° panoramic views of the Mediterranean Sea, Coast of Africa and surrounding pine forests, and mountains. Situated within a small and exclusive gated community, this property is ready for immediate occupancy while offering the unique advantage of completing the exterior areas to significantly enhance both value and personalisation. Located just minutes from Marbella Town, the Golden Mile, and Puerto Banús, and within walking distance of Marbella’s Old Town, the villa enjoys close proximity to Puente Romano’s Michelin-starred restaurants, luxury beach clubs, and world-class amenities. Set within an intimate development of only 25 detached villas, and further positioned in a private sub-community of just three homes, the property offers exceptional privacy surrounded by mature pine forest, yet remains only 3 km from Marbella’s vibrant centre. Access is via secure entrance gates leading to a private driveway with parking for up to five vehicles. Interior The villa is entered through an impressive covered entrance porch into a welcoming hallway. On this level, two spacious en-suite double bedrooms enjoy direct access to terraces and garden areas. The hallway opens into a spectacular open-plan living space flooded with natural light. Floor-to-ceiling glass throughout the living and dining areas perfectly frames the uninterrupted sea views, creating a seamless connection between indoor and outdoor living. To the side and rear, serene pine forest and mountain views provide a peaceful and private backdrop. The designer kitchen is positioned to capture commanding sea, Marbella and coast of Africa views. Fitted with a premium German Nolte kitchen and fully equipped with high-end Miele appliances, it features elegant finishes, a large central island, and a dedicated breakfast area. Large sliding doors provide direct access to the main terrace, while a separate glass door connects to an additional outdoor dining area. The kitchen flows effortlessly into the main living area, which opens onto expansive terraces. A split-level design leads to a separate dining area offering stunning 360° views — Mediterranean to the front and forested mountains to the side and rear gardens. A full-height sliding glass wall further enhances the indoor-outdoor experience, opening directly onto the rear terraces and landscaped garden areas. Principal Suite & Additional Space A staircase leads to the impressive principal bedroom suite, featuring:

- A spacious dressing room
- A luxurious spa-style en-suite bathroom
- Direct access via glass doors to the front garden with sea and forest views

Additionally, a separate annex on the same level (currently under construction) provides outstanding potential for conversion into a guest apartment, private gym, wellness area, or executive home office. Exterior & Value Enhancement Potential The exterior areas — including the driveway, front terraces, and garden landscaping — are currently in progress. This offers incoming owners the rare opportunity to personalise the outdoor spaces to their own vision while simultaneously increasing the property’s overall value. Once completed, the villa will represent one of Marbella’s most unique lifestyle properties, combining contemporary design, panoramic views, privacy, and proximity to the very best the area has to offer. A rare opportunity to complete a dream home in one of Marbella’s most desirable and private locations — where tranquillity, forest surroundings, and spectacular sea views meet unparalleled convenience.

Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Port
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Marina
- ✓ Close To Marina

Furniture

- ✓ Fully Furnished

Category

- ✓ Investment
- ✓ Luxury
- ✓ With Planning Permission
- ✓ Contemporary

Orientation

- ✓ South

Kitchen

- ✓ Fully Fitted

Condition

- ✓ Excellent
- ✓ Recently Renovated

Garden

- ✓ Private

Pool

- ✓ Private
- ✓ Room For Pool

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

Climate Control

- ✓ Air Conditioning

Parking

- ✓ Covered
- ✓ More Than One
- ✓ Private
- ✓ EV charge point

Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Forest

Utilities

- ✓ Electricity
- ✓ Drinkable Water