EK
ARBAT ESTATES

Sales - Plot - Marbella

890.000€

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







Ref.-ID: R5546464

Marbella

Plot

IBI: 2,252 EUR / year

Rubbish: 278 EUR / year

2111 m2

This is a rare opportunity to acquire an elevated 2,111 sqm plot in the up-coming northern area of Marbella. Perfectly positioned just five minutes from Marbella’s charming Old Town and the shopping centre, and only ten minutes from the area’s finest beaches and beach clubs. This fantastic location offers tranquillity and convenience, with views of the Coast. This exclusive plot comes with a licensed project for a spectacular contemporary villa, designed to maximise both comfort and Mediterranean living. The project includes a villa with 502.56 sqm built (254.55 sqm for interiors and 245.01 sqm for terraces) with 5 bedrooms, 4 bathrooms, and 2 guest toilets, distributed across two main floors, a rooftop solarium and an additional basement of 321.75 sqm. The main floor is designed with an open-concept for living and dining area that flows effortlessly to the outdoor terrace and private swimming pool. It also includes 1 guest bedroom with an en-suite bathroom, and offers the option to incorporate 2 additional rooms that would share a separate bathroom, ideal for family or visitors. The entire upper floor is dedicated to the luxurious primary suite, featuring a spa-inspired en-suite bathroom with double vanity, a walk-in shower, and a freestanding bathtub. Two walk-in wardrobes complete the space, along with access to a large private terrace that boasts sweeping views of the coast. The rooftop solarium provides panoramic views of the Mediterranean Sea and offers the perfect setting for a chill-out area or rooftop lounge. The basement level features a spacious multipurpose room that can be adapted into an entertainment space, home gym, or games area. This level also includes a sauna, a utility room, and direct access to a garage with space for three vehicles, as well as a storage area. There is also the possibility to incorporate a guest suite or a separate service apartment, making the space both functional and flexible.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Basement

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury