



# Detached Villa for sale in Marbella, Marbella

**2,200,000 €**

Reference: R4861609 Bedrooms: 4 Bathrooms: 5 Plot Size: 505m<sup>2</sup> Build Size: 380m<sup>2</sup> Terrace: 275m<sup>2</sup>





---

## Costa del Sol, Marbella

Stunning brand-new villa in El Higueral, central Marbella, featuring 4 bedrooms, 5 bathrooms, a 275m<sup>2</sup> terrace, and 113m<sup>2</sup> of land. This luxury villa, set in a peaceful area with breathtaking panoramic views of the sea and mountains, is scheduled for completion in April 2025. With 320m<sup>2</sup> of living space, it boasts an infinity pool, open-plan design, and high-quality Belgian construction materials.

On the ground floor, the spacious living area features underfloor heating, a Nolte kitchen with premium Atag appliances, and floor-to-ceiling windows that open onto a sunny south-facing terrace. The infinity pool (8.6m x 4m) offers stunning sea views, perfect for relaxing and enjoying the Mediterranean lifestyle. This floor also includes a guest bedroom and a full bathroom.

Upstairs, you'll find three bedrooms, including a master suite with direct access to a south-facing terrace with panoramic sea views. Two additional bathrooms and a second bedroom with terrace access complete this level. From here, you can reach the expansive 85m<sup>2</sup> solarium, featuring a chill-out zone and outdoor kitchen with a BBQ, ideal for entertaining.

The basement provides a garage for two cars, a laundry room, a full bathroom, storage, and a multi-purpose room. The property offers parking for two additional vehicles via the access ramp.

Located in a quiet, well-established residential area, this villa combines luxury and convenience, just 2 km from Marbella's Old Town, 3 km from the beach, and close to all amenities including supermarkets and shopping centers. With its panoramic sea and mountain views from every corner, this villa offers a unique blend of security, comfort, and prestige, perfect for those seeking an elegant home on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium

### Setting

Close To Town  
Close To Schools  
Suburban  
Close To Forest

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South East  
South West

### Condition

Excellent  
New Construction

### Garden

Private

### Category

Holiday Homes  
Investment  
Luxury

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Courtyard

### Pool

Heated  
Private

### Parking

Underground  
Private  
More Than One