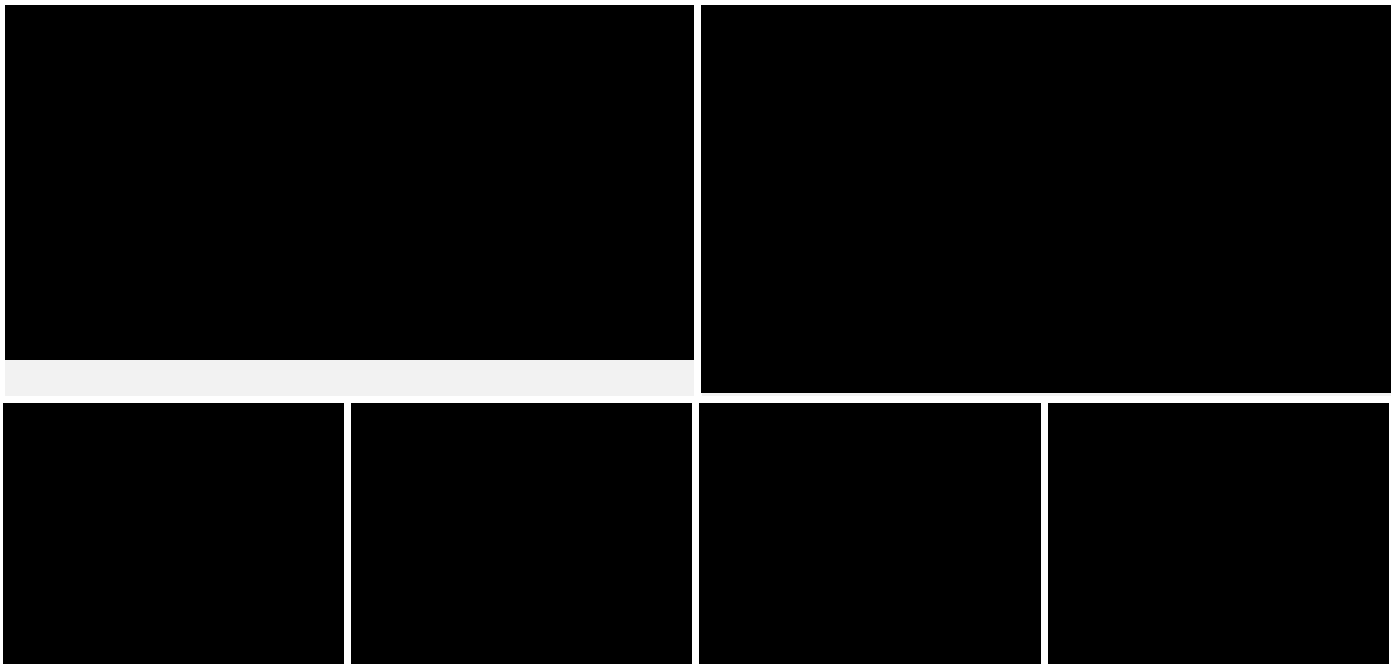


HOUSE 5 BEDROOMS 5 BATHROOMS IN MARBELLA

Marbella

REF# R5259706 – 3.200.000€

5	5	595 m²	1025 m²	541 m²
Beds	Baths	Built	Plot	Terrace

This turn key villa project is located in the exclusive Xarblanca area in Marbella, one of the most sought-after areas on the Costa del Sol. Conceived with a contemporary design that blends cutting-edge elegance and natural materials, the property rises on a generous 1,025 m² plot on a hillside, offering spectacular panoramic views of the sea and mountains. Construction of the villa is set to begin in the first quarter of 2026, with delivery scheduled for the first quarter of 2027, representing a unique opportunity for those seeking a sophisticated residence in a privileged and perfectly connected setting. With a built area of 595 m² distributed over 3 floors, the home has been designed to provide maximum comfort and functionality. Access is available by both elevator and stairs, facilitating movement between its spacious areas. The heart of the house is an open-concept living-dining room that connects directly to the private terrace and garden through large windows, allowing natural light to flood the entire space and creating an ideal atmosphere for gatherings and relaxed family living. The fully equipped kitchen and main dining area are complemented by a practical kitchenette and an outdoor dining area, ideal for enjoying the Mediterranean climate all year round. The villa features 5 en-suite bedrooms, each carefully designed with a private bathroom to ensure optimal privacy and comfort. The rest areas are completed with private balconies and open terraces, all oriented to maximize the views. Among the exclusive amenities are a private heated saltwater pool, a solarium, jacuzzi and sauna, as well as a fully equipped gym, perfect for wellness enthusiasts. The air

conditioning system, central heating, and underfloor heating throughout the home ensure perfect temperatures at any time of year, while the aerothermal system and solar panels promote sustainability and energy efficiency. Other notable features include a spacious basement, laundry room, private garage with parking for 2 vehicles, a beautiful garden, and various covered and uncovered terrace areas. The property is close to all essential services, the sea, the beach, and prestigious international schools, in a safe and tranquil enclave. This villa is the perfect synthesis of modernity, luxury, and comfort in Marbella.

