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VIOLETT REALTY
EXCEPTIONAL PROPERTIES

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Villa in Marbella

Reference: R5249869

Bedrooms: 5 | Bathrooms: 5 | M²: 450 | Price: 2,950,000 €

Status: Sale | Property Type: Villa | Parking places: by request | Printing day : 31st October 2026

Overview:Situated in the coveted San Pedro de Alcántara beachside area in Marbella, this newly built contemporary residence offers an exceptional blend of modern design, privacy, and coastal living. Its south-facing orientation ensures bright interiors throughout the year, while the neighbourhood provides immediate access to the promenade, restaurants, sports clubs, and the vibrant charm of San Pedro. Overview of the Home 5 Bedrooms | 5.5 Bathrooms | 450 m² Interior | 220 m² Terraces | 610 m² Plot Spread across three levels, this modern home is designed to maximize natural light, comfort, and seamless indoor–outdoor living. High-quality finishes, spacious suites, and thoughtfully planned living spaces make it ideal for year-round enjoyment. Main Floor – Elegant Everyday Living The main level serves as the heart of the home, offering 122 m² of bright, open-plan living complemented by 124 m² of generous terraces. A contemporary open living and dining area designed for natural flow and comfort Fully equipped premium kitchen with a separate pantry Floor-to-ceiling sliding glass doors that open the entire space to the terrace and garden Stylish guest bedroom with an adjacent bathroom Elegant guest toilet Direct access to the parking area A sculptural staircase leading to the upper floor This level is defined by light, spaciousness, and effortless connection to the outdoors. First Floor – Private Bedroom Suites The first floor offers 90 m² of tranquil private living, featuring two beautifully appointed bedroom suites: A main suite with a luxurious dressing area and a bathroom finished with refined materials A second en-suite bedroom with spacious wardrobes Both bedrooms open onto a stunning 77 m² terrace, accessed through expansive floor-to-ceiling glass doors Abundant sunlight and serene open views create an atmosphere of quiet relaxation This level is designed for comfort, privacy, and stylish indoor-outdoor living. Garden Level – Versatile Living & Wellness Spaces The garden level provides 239 m² of flexible living areas, perfect for entertainment, wellness, or multi-generational living. Bright lounge and dining area connected to an open kitchen Direct access to a charming patio that flows into the garden and pool area A spacious suite with its own sitting area, dressing room, and elegant bathroom A second en-suite bedroom with ample wardrobe space A large open space ideal for a gym, spa area, cinema room, games room, or studio This floor adapts effortlessly to personal lifestyle needs. Outdoor Spaces – Sun, Privacy & Mediterranean Living Designed for year-round enjoyment, the outdoor areas enhance the home's warm, modern atmosphere: Landscaped Mediterranean garden with a private swimming pool Multiple sun-drenched terraces ideal for dining, lounging, and entertaining Fluid transition between indoor living areas and garden spaces South-facing orientation for maximum light and warmth The outdoor layout completes the home's contemporary architecture and offers a peaceful retreat just minutes from the sea.

Features:

None, Pool, Air conditioning, Heating, Sea views, Private garden, None