

Marbella Villa

€4,500,000

Ref: X22684



4



5



933 m²



654 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€4,500,000 (£3,893,850)
Transfer tax 7%	€315,000 (£272,570)
Notary fees (approx)	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx)	€1,500 (£1,298)

Standard form of payment

Reservation deposit	€3,000 (£2,596)
Remainder of deposit to 10%	€447,000 (£386,789)
Final Payment of 90% on completion	€4,050,000 (£3,504,465)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Tucked away in the exclusive beachside area of Los Monteros in Marbella East, just a short walk from the beach, this villa is truly one of a kind. Inspired by Venetian church architecture, it combines timeless European elegance with relaxed coastal living. Set on a generous 933 square metre plot, the four-bedroom, four-bathroom home—including two en-suites—is spread across three levels, offering a unique blend of style, comfort, and space. A grand entrance welcomes you with elegant pillars, arched doorways, and polished marble floors that run throughout the house, setting the tone for what's to come.

A glass balustrade staircase leads to the upper floors, where a domed ceiling casts soft natural light across the hallway. Each bedroom has floor-to-ceiling windows that flood the rooms with light, thanks to the southeast-facing orientation. The master suite is a peaceful retreat with a large walk-in dressing room featuring a central island, and a Juliet balcony that overlooks the private pool. On the lower level, there's a flexible extra room that could serve as a gym, cinema room, or a private guest apartment, giving you the ability to customise the home, to suit your lifestyle.

In the main living room, a grand open fireplace creates a cosy and inviting atmosphere. Step outside, and the space becomes even more special. The garden is surrounded by tall palm trees, providing privacy and a true sense of escape. The centrepiece of the garden is the private pool. It features four gentle waterfalls, creating a calming, almost spa-like feel. Along one side of the villa, a fishlake adds to the peaceful setting, and beside it, a terrace with an open wood-burning barbecue under arched stonework is perfect for outdoor meals or entertaining. On the far end of the garden, an old property was removed to extend the garden, adding to the villa's sense of space and privacy. Every corner of this home has been carefully designed, blending classic details with modern touches to create a warm and impressive living space. This is more than just a villa near the beach—it is a celebration of art, architecture, and understated opulence.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible