



E&V ID W-02P3IU

MARBELLA CITY — MARBELLA GOLDEN MILE

VILLA ART BAY: New Villa Directly On The Beach

TOTAL SURFACE

approx. 690.58 m²

ASKING PRICE

5,950,000 EUR

NUMBER OF BEDROOMS

5

SURFACE LIVING AREA

approx. 287 m²



Property Details

Total Surface

approx. 690.58 m²

Number of Bedrooms

5

Asking price

5,950,000 EUR

Surface Living Area

approx. 287 m²

Rooftop Terrace Size

approx. 123 m²

Total Number of Bathrooms

6

Views

Open View, Water View, Beach Front View

Year of construction

2023

Elevator

Lift

Commission Text

Availability upon agreement. This material is based upon information, which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to

errors, omissions, and change of price or withdrawal without notice. Taxes, notary and registry fees must be paid by purchaser, the commission by the seller as stipulated by Spanish regulations.



Property Description

Embrace the opportunity to own a property with modern luxury and contemporary comforts of city living. Villa ART BAY, an extraordinary and unique property, is perfectly positioned on the second-line beach in the heart of Marbella's city centre. A premium setting that guarantees quick and easy access to a beautiful sandy beach and a wealth of conveniences, with shops, restaurants, and cultural attractions. Distributed on four levels seamlessly connected by a private elevator, it creates a harmonious blend of modern elegance and timeless charm. The main level encompasses the entrance hall and three spacious en-suite bedrooms and access to the chill-out terrace adorned with a tranquil waterfall feature and a lush vertical garden, offering a peaceful retreat with absolute privacy. The expansive floor-to-ceiling glass windows flood the space with natural light. A contemporary staircase leads you to the second floor where you will find an open-plan living space seamlessly integrating the dining area and a cosy living room. A fully equipped kitchen that enjoys stunning sea views, a coffee bar corner for informal beverages, and a convenient guest toilet. The fantastic south-facing terrace provides captivating views of the sea and the lively promenade. At the top of the villa, an astonishing solarium offers panoramic views of the sea and the beautiful mountains. This outdoor haven is designed to enjoy the

Mediterranean lifestyle, complete with a summer kitchen, lounge area, Jacuzzi, and al fresco dining corner. On the lower level you will find an exceptional entertainment experience, starting with a wine cellar where you can savor your favourite vintages in the luxurious lounge. Engage in friendly matches at the pool table or immerse yourself in a cinematic wonder with outstanding audiovisual equipment. For a unique touch of enjoyment, there's even a popcorn maker, primed to elevate your movie nights to a whole new level of fun. On this level, you'll also discover two guest bedrooms, a guest toilet, a laundry room with Miele appliances, and a technical room. The property boasts amenities such as underfloor heating throughout the house, spacious fitted wardrobes, air conditioning, and domotics, ensuring all your modern conveniences are met. Furthermore, the garage features a hydraulic elevator system, accommodating up to three cars. Noteworthy is the remarkable journey taken to obtain the building license for this unique property, spanning over more than 10 years - a proof of the dedication and careful planning that went into creating this masterpiece. Villa ART BAY is meticulously furnished in a modern style with carefully selected, high-quality designer furniture curated by Bijan Laufer and his exclusive studio, THE ART Interior Design, resulting in a property that is truly one-of-a-kind. Do not miss the opportunity and arrange a

visit now.



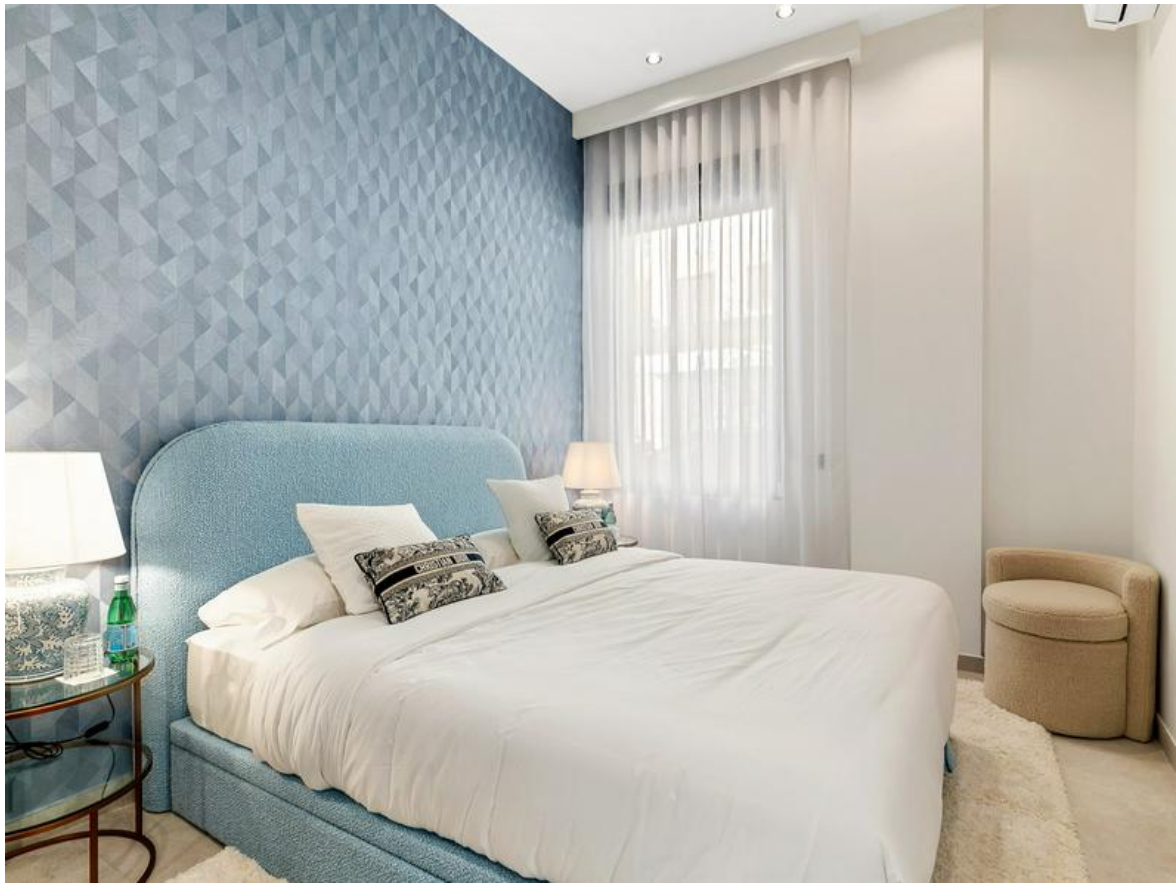
Location Description

The famous Golden Mile is probably the most sought-after location on the Costa del Sol. The Golden Mile was the first established area with some of Marbella's prominent families as well as wealthy families from all over Europe; since the 60s The Golden Mile is the most exclusive area in Marbella. Due to its close proximity to the city centre and Puerto Banús, a choice of restaurants, amenities, the

famous beach promenade with its charming chiringuitos and the famous hotels Marbella Club and Puente Romano the area is very popular with Spanish citizens looking for a holiday home as well as Northern Europeans; properties for sale in this area are quite limited, hence the demand has always been higher than the supply.







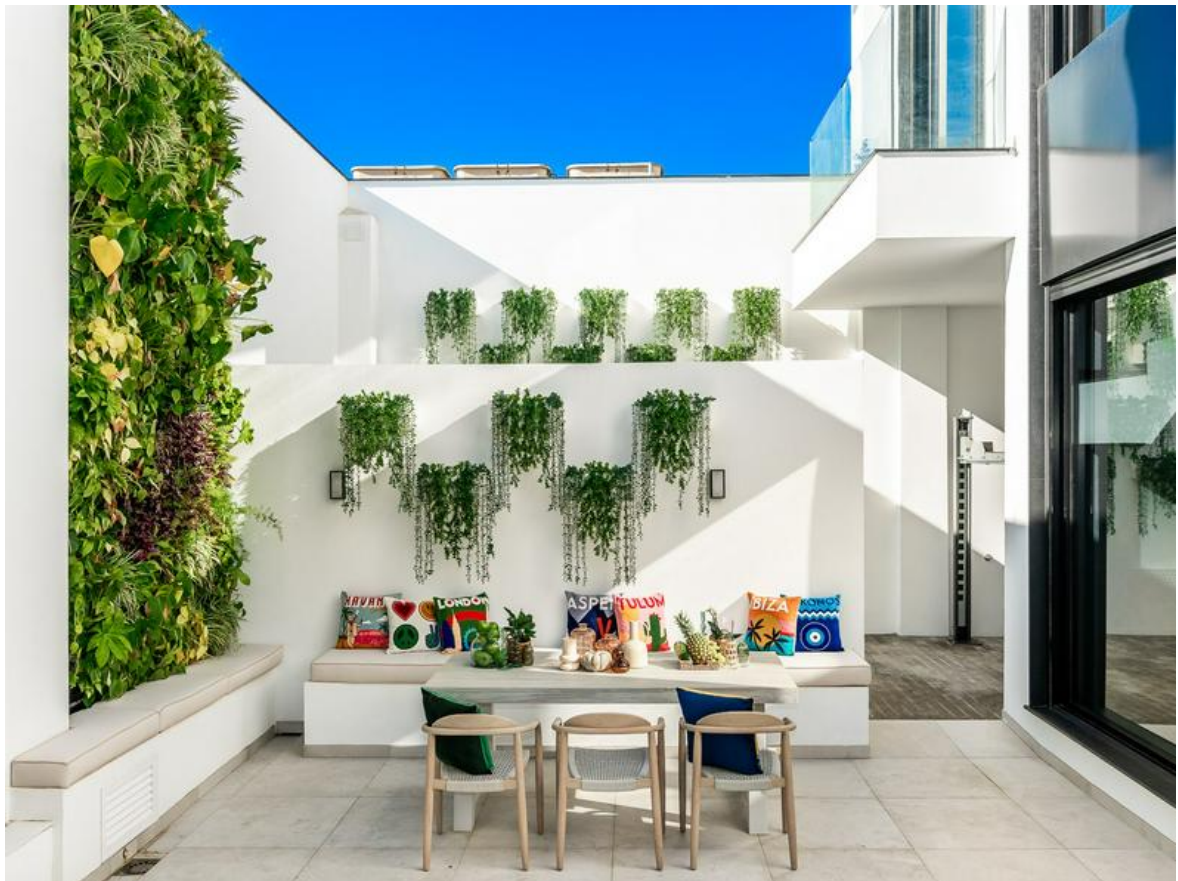












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