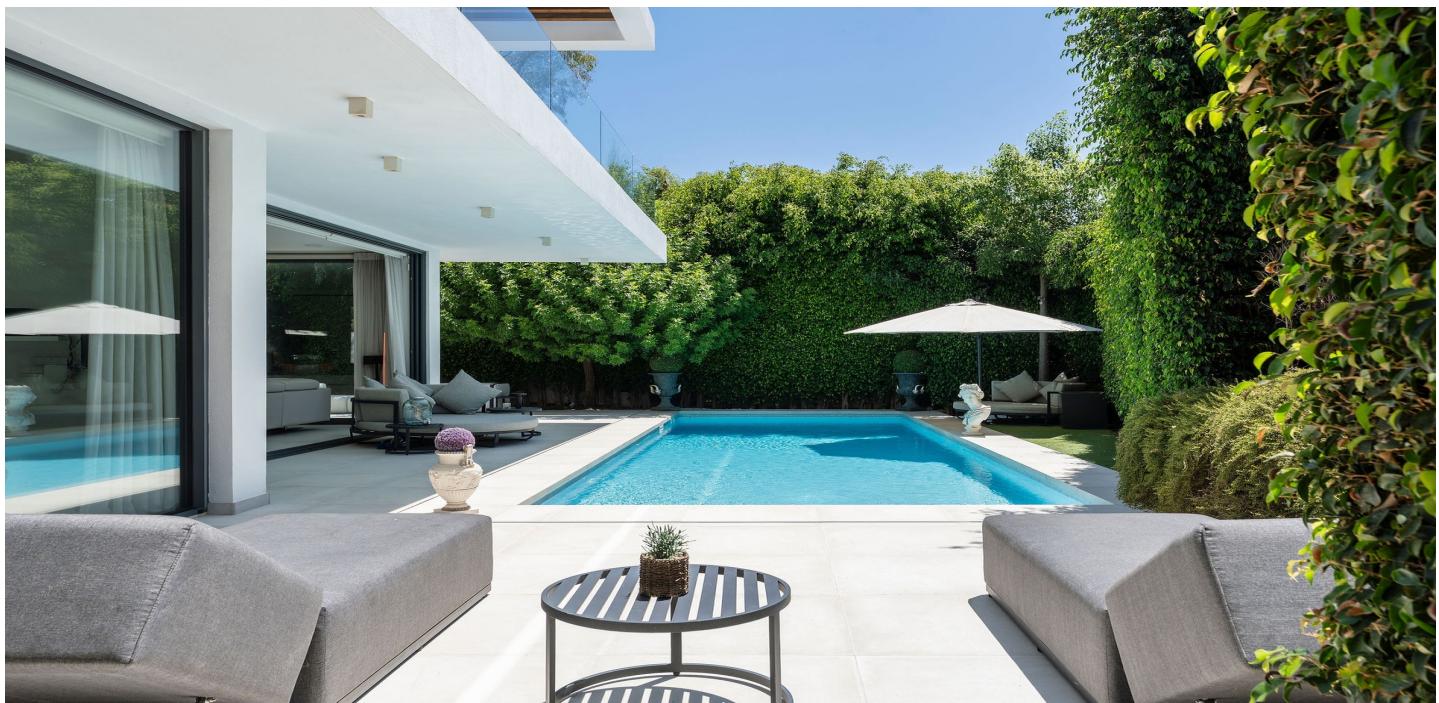




MODERN LUXURY VILLA FOR SALE BETWEEN MARBELLA AND ESTEPONA

1,825,000 €

Reference: 1160AMA Bedrooms: 4 Bathrooms: 5 Plot Size: 555m² Build Size: 249m² Terrace: 93m²





Costa del Sol, Atalaya

CONTEMPORARY DESIGN VILLA FOR SALE IN LA ARBOLEDA, ESTEPONA MODERN LUXURY VILLA BETWEEN MARBELLA AND ESTEPONA Nestled between Marbella and Estepona in the highly sought-after Arboleada residential enclave, this stunning luxury villa offers a serene yet connected lifestyle just minutes from Puerto Banús and the golden beaches of the Costa del Sol. Set on a generous private plot, the villa showcases an elegant minimalist design with sleek lines, floor-to-ceiling windows, and seamless integration of indoor and outdoor living. The layout includes 4 bedrooms, 3 bathrooms, a spacious open-plan kitchen and living area, and private garden with swimming pool and chill-out space. **KEY FEATURES:** • 4 bedrooms & 3 bathrooms • Built area: 272 m² • Private plot: 625 m² • Private pool & landscaped garden • Open-plan kitchen with premium appliances • Cinema room / multifunctional area • Porcelain flooring, ducted air-conditioning • Smart home system • Garage and laundry area • Close to Puerto Banús, beaches, golf, and Real Club de Padel **REFINED SPACES, BESPOKE COMFORT** Featuring high-end finishes, porcelain flooring, integrated A/C system, and a smart home automation setup, this property provides a refined yet functional atmosphere. The master suite enjoys pool views and a private bathroom, while guest bedrooms connect directly to the lush outdoors. The basement includes a private cinema or gym area and garage. Outdoor living is elevated with a modern pool, BBQ area and sun-filled terraces—perfect for entertaining and relaxing year-round. **PRIME LOCATION WITHIN A NATURAL SETTING** Located close to the Real Club de Padel, world-class golf courses, international schools, restaurants, and beach clubs, Arboleada is a discreet yet central address on the Costa del Sol. This villa is the perfect choice for those seeking a modern, elegant home or high-end investment opportunity in one of the coast's most exclusive enclaves. Contact us for more information or to schedule a private viewing at +34 663671888, WhatsApp available.



Features:

Features	Orientation	Climate Control
Covered Terrace	South Facing	Air Conditioning
Private Terrace		U/F Heating
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Barbeque		
Basement		
Views	Setting	Condition
Garden	Close To Golf	Excellent
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Heated	Optional	Fully Fitted
Private		
Garden	Security	Parking
Private	Gated Complex	Garage
	Alarm System	Private
		More Than One
Utilities	Category	Energy Rating
	Investment	
	Golf	
	Luxury	

CO2 Emission Rating