

Seclusive HOMES

by **SS CAPITAL GROUP**

NUEVA ANDALUCIA

**EXCLUSIVE VILLAS
& GOLF LIFESTYLE ON
THE COSTA DEL SOL**

ONE OF THE MOST ***EXCLUSIVE & PRIVATE***
RESIDENTIAL AREAS IN MARBELLA

CONTEMPORARY EXCLUSIVE VILLAS IN WALKING DISTANCE TO THE BEACH





THE PERFECT LOCATION

NEW OFF-PLAN VILLAS IN THE HEAK OF ONE OF MARBELLA'S MOST PRESTIGIOUS AREAS – NUEVA ANDALUCIA, COSTA DEL SOL.

JUST A FEW METERS FROM THE BEACH AND IN CLOSE PROXIMITY TO RESTAURANTS, SCHOOLS, AND SHOPS IN THE SAN PEDRO DISTRICT, THIS LOCATION OFFERS THE PERFECT ENVIRONMENT FOR AN EXCLUSIVE LIFESTYLE



SPACE & COMFORT

Plot of 440 m²
Built area of over 500 m²
3floors



THIS VILLA REDEFINES THE CONCEPT OF MEDITERRANEAN LIVING
THANKS TO ITS **GENEROUS OUTDOOR & INDOOR AREAS** DESIGNED TO
PROVIDE **MAXIMUM COMFORT, SPACE & PRIVACY**

AMPLE SPACE

For comfortable living

Open-plan
Living - Dining - Kitchen area





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4 SPACIOUS BEDROOMS
3.5 BATHROOMS



OUTDOOR LIVING

Where every moment feels like vacation

Rooftop Terrace
Landscaped Garden
Infinity Pool



THE BASEMENT INCLUDES:

A PRIVATE GYM
A SPACIOUS TV ROOM
CONNECTING TO THE GARDEN

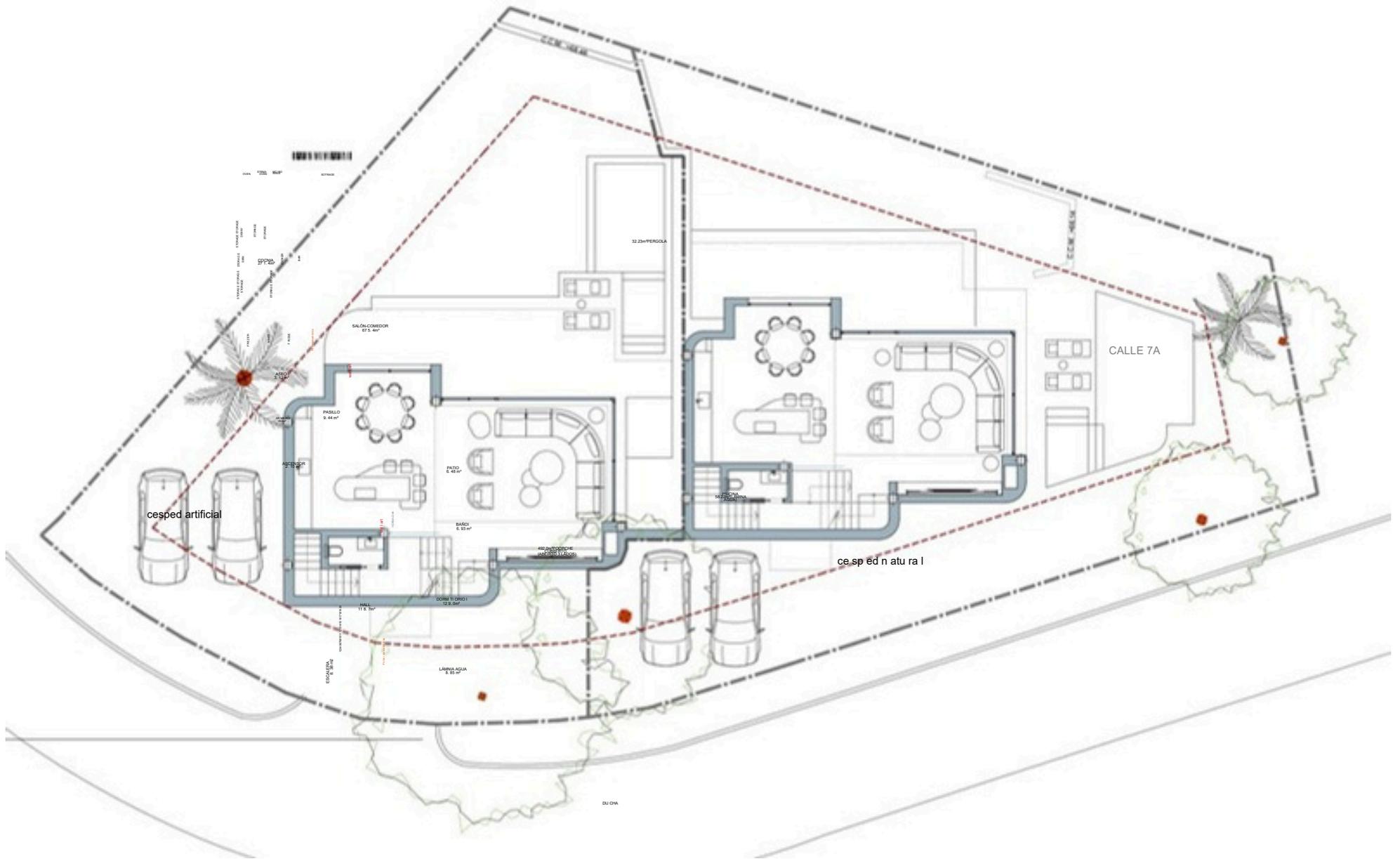




One of Marbella's most prestigious and tranquil residential areas, known for its wide tree-lined streets, luxury villas, and proximity to the beach. Located just east of San Pedro de Alcántara, it offers a perfect blend of privacy, exclusivity, and convenience, with top golf courses, international schools, and fine dining nearby.

San Pedro de Alcántara: 5 minutes
Pueblo Banús: 5 minutes
Marbella Center: 15 minutes
Málaga Airpofi: 45 minutes

GROUD FLOOR





MATERIALS & EQUIPMENT

- LANDSCAPING AND OUTDOOR LIGHTING
- AUTOMATIC IRRIGATION SYSTEM THROUGHOUT THE GARDEN
- CERAMIC WALL TILES IN BATHROOMS AND TOILETS
- CERAMIC FLOORING THROUGHOUT THE INTERIOR
- PARQUET FLOORING IN THE GYM
- TILED FLOORS IN GARAGE AND DRIVEWAY
- CUSTOM-BUILT WARDROBES AND WALK-IN CLOSETS
- DESIGNER WOODEN FRONT DOOR WITH CONCEALED HINGES, STAINLESS STEEL HARDWARE, AND SECURITY LOCK
- ALUMINIUM WINDOWS AND EXTERIOR DOORS WITH DOUBLE GLAZING
- REMOTE-CONTROLLED ENTRANCE GATE AND GARAGE DOOR
- PEDESTRIAN GATE WITH INTERCOM
- HIGH-QUALITY SANITARYWARE AND PLUMBING IN ALL BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT

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