



## Detached Villa for sale in Marbella, Marbella

3,200,000 €

Reference: R5253319 Bedrooms: 5 Bathrooms: 5 Plot Size: 1,025m<sup>2</sup> Build Size: 595m<sup>2</sup> Terrace: 541m<sup>2</sup>





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## Costa del Sol, Marbella

Modern Elegance with Panoramic Views – Luxury Villa for Sale in Xarblanca, Marbella Discover a masterpiece of contemporary architecture in the prestigious hillside urbanisation of Xarblanca. This luxury villa blends cutting-edge design with warm natural materials, creating a refined and sophisticated home framed by spectacular sea and mountain views. Construction begins in Q1 2026, with completion scheduled for Q1 2027 – offering a rare opportunity to secure a premium property in one of Marbella’s most sought-after residential areas. Perfectly positioned just minutes from Marbella’s vibrant city centre, pristine beaches, renowned international schools, and scenic mountain trails, the villa provides the ideal balance between coastal living and urban convenience. Designed across three floors with both lift and staircase access, the villa features: Five spacious en-suite bedrooms, each offering exceptional privacy and comfort Open-plan living and dining area with floor-to-ceiling windows and seamless access to the terrace and landscaped garden – perfect for entertaining or relaxed family living State-of-the-art kitchen equipped with high-end appliances for culinary enthusiasts Heated saltwater swimming pool, allowing year-round enjoyment Underfloor heating, air conditioning, solar panels and aerothermia, ensuring maximum comfort and energy efficiency The bright and versatile basement level offers direct access to the garden and includes: Fully equipped gym and sauna Private home cinema Two-car garage, ample storage space and a dedicated laundry room Crowning this exceptional home is a spectacular rooftop solarium with 360° panoramic views of the Mediterranean coastline. Designed for unforgettable moments, it features a jacuzzi, outdoor kitchen, and elegant dining and lounge areas – the perfect setting for sunset cocktails or starlit gatherings. Whether you're looking for a luxurious family residence, a serene holiday retreat, or a strong investment opportunity, this villa delivers on every level.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Solarium  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic

### Pool

Heated  
Private

### Parking

Garage  
Private  
More Than One

### Orientation

South  
West

### Setting

Close To Shops

### Kitchen

Fully Fitted

### Utilities

Photovoltaic solar panels

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

New Construction

### Garden

Private  
Landscaped

### Category

Luxury  
Off Plan  
With Planning Permission  
Contemporary