



# Detached Villa in Artola

Price **€ 1,900,000**

Bedrooms	3
Bathrooms	4
Build Size	185 m <sup>2</sup>
Terrace	80 m <sup>2</sup>
Plot Size	1065 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Close To Forest

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms
- ✓ Pre Installed A/C
- ✓ U/F Heating

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Garden

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Marble Flooring

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System

## PARKING

- ✓ Private

## CATEGORY

✓ Luxury

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### Exceptional Contemporary Designer Villa in Artola Alta, Marbella

Positioned within one of Marbella East's most desirable residential enclaves, this exceptional contemporary designer villa is located in the highly sought-after area of Artola Alta, just a short walk from Cabopino Marina, Marbella's finest beaches, Cabopino Golf, and the protected natural dunes of Artola.

Surrounded by one of Marbella's most beautiful natural ecosystems, the property combines elegant modern Mediterranean architecture with exceptional outdoor living spaces, creating a luxurious and highly private home perfectly integrated into its tranquil coastal surroundings.

Set on an elevated private plot of approximately 800m<sup>2</sup>, the villa has been thoughtfully redesigned to maximise natural light, open-plan living, and seamless indoor-outdoor lifestyle throughout.

The villa offers 3 spacious bedrooms, 3 stylish bathrooms, guest WC, multiple dressing areas, open-plan kitchen, dining and lounge spaces, and expansive terraces designed for entertaining and relaxation.

The main living level features a stunning open-plan layout with large floor-to-ceiling openings connecting directly onto an impressive pergola-covered terrace and beautiful pool area, creating effortless flow between interior and exterior living.

Two elegant bedroom suites are located on the main level, while the upper floor provides an additional private guest suite with access to spectacular sun terraces enjoying impressive sea views.

The exterior areas are a defining feature of the villa, offering approximately 80m<sup>2</sup> of pool terrace space, multiple chill-out and entertaining areas, landscaped gardens, and private parking for two vehicles.

Unlike many luxury homes in the area, the property is not part of a community, meaning there are no community fees or restrictions — a rare and highly valuable benefit in this prime Marbella location.

The villa enjoys close proximity to Cabopino Marina, golden sandy beaches, protected natural dunes, Cabopino Golf Marbella, international schools, fine dining, beach clubs, Marbella centre, and Málaga Airport.

Artola continues to be one of Marbella's strongest performing luxury residential areas due to its unique combination of protected natural surroundings, beach lifestyle, privacy, and excellent accessibility.

This is a superb opportunity to acquire a stylish contemporary villa in one of Marbella's most prestigious coastal settings — ideal as a luxury permanent residence, high-end holiday home, or premium investment property.

#### Key Features

Prime Artola Alta / Cabopino location

Contemporary designer villa

Approximately 800m<sup>2</sup> private plot

3 bedrooms

3 bathrooms plus guest WC

Open-plan living areas

Large swimming pool

Approximately 80m<sup>2</sup> pool terrace

Multiple sun and chill-out terraces

Landscaped surroundings

Private parking for two vehicles

No community fees

Walking distance to beach, marina and golf

Close to international schools and amenities

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# GALLERY







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