

AQUALINA



Villas 12
Marbella Golden Mile

3.500.000 €

EXCEPTIONAL SEMI-DETACHED VILLA (VILAS 12) ON MARBELLA'S GOLDEN MILE – A UNIQUE INVESTMENT OPPORTUNITY

This exceptional semi-detached villa is located within the exclusive Vilas 12 development on Marbella's Golden Mile, one of the most prestigious and sought-after residential areas on the Costa del Sol. Designed across four levels with contemporary architecture and premium materials, the property offers 714 m² built, including 448 m² of interior living space and 265 m² of terraces, all set on a 361 m² plot. It combines modern elegance, practical comfort, and a privileged lifestyle setting, making it an ideal choice as a primary residence, a luxurious second home, or a high-yield rental investment.

The villa benefits from a west-facing orientation, ensuring abundant natural light throughout the day and beautiful sunset views. Large floor-to-ceiling windows and seamless indoor-outdoor transitions create a bright and airy atmosphere on every level. From the main living areas, terraces, and the spectacular rooftop solarium, residents can enjoy views of the Mediterranean Sea, La Concha Mountain, the communal pool, and the beautifully landscaped gardens of Vilas 12.

The ground floor features a welcoming entrance hall leading into a spacious living and dining area designed for both relaxation and entertaining. The open-plan kitchen is equipped with state-of-the-art Gaggenau appliances and finished in a sleek, minimalist style that combines refined aesthetics with high functionality. The villa is equipped with a full music installation, creating a seamless audio environment across the home. Large sliding doors open onto generous outdoor spaces created for dining, lounging, and enjoying Marbella's exceptional climate throughout the year. This floor also includes a guest toilet.

The first floor offers two elegant en-suite bedrooms, each featuring oak flooring, large windows, and beautifully appointed Porcelanosa bathrooms. These rooms are designed to provide comfort, privacy, and an understated sense of luxury.

The fourth level of the villa is the rooftop solarium, one of the property's most impressive features. This extraordinary space offers spectacular panoramic sea views, La Concha views, a private heated plunge pool, and a film projector, creating a unique open-air cinema experience. It serves as an exceptional setting for sunbathing, hosting guests, or enjoying unforgettable evenings under the stars.

The basement level adds great flexibility and potential to the property. Currently configured as an additional living area, this level can easily be adapted into a home cinema, gym, multipurpose room, or any other personalised space. It also includes a third en-suite bedroom, ideal for guests, staff, teenagers, or a private suite. This level provides direct access to the private garage with space for up to 4 cars, as well as additional storage.

The villa is equipped with underfloor heating throughout, ensuring maximum comfort in every season. Additionally, a sophisticated smart home system controls the entire house—including lighting, climate, blinds, heating, and security—offering complete convenience and modern luxury.

Built in 2023, the villa is presented in excellent condition, showcasing superior construction quality, advanced systems, and a high level of craftsmanship.

Located just 250 metres from the beach and within walking distance to Puente Romano, Marbella Club, fine dining restaurants, luxury boutiques, and essential amenities, the villa offers unbeatable convenience and lifestyle appeal. Importantly, it is currently the best-priced property in Vilas 12, representing a rare opportunity for investors seeking outstanding value on the Golden Mile. With its generous four-level layout, premium finishes, strong rental potential, and boutique gated setting, it stands out as one of the most attractive acquisitions in the entire development.







Aerothermics	Air conditioning	Alarm
Amenities near	Armored door	Automatic irrigation system
Basement	Brand new	Cinema room
Close to restaurants	Close to schools	Close to sea / beach
Close to shops	Close to town	Double glazing
Excellent condition	Fitted wardrobes	Fully fitted kitchen
Games Room	Garden view	Gated community
Guest toilet	Internet - Wi-Fi	Kitchen equipped
Lift	Living room	Mountain view
Panoramic view	Parquet floors	Partial sea views
Pets allowed	Pool view	Porcelain floors
Private terrace	Saltwater swimming pool	Sea view
Security entrance	Smart home system	Storage room
Transport near	Uncovered terrace	Underfloor heating (bathrooms)
Underfloor heating (partial)	Underfloor heating (throughout)	Unfurnished
Utility room	Video entrance	Water tank



VILLA FOR SALE
Villas 12, Marbella Golden Mile

3.500.000 €





560284

Bedrooms 3

Bathrooms 3

Built 714 m²

Interior 448 m²

Terrace 265 m²

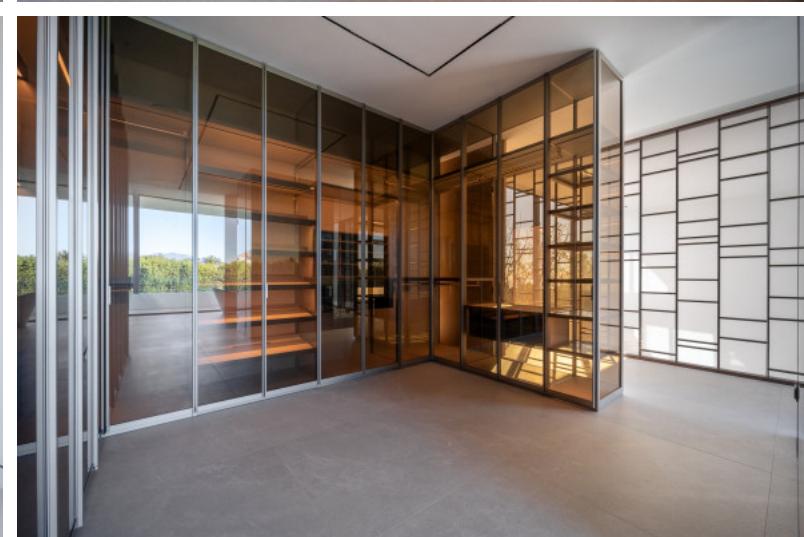
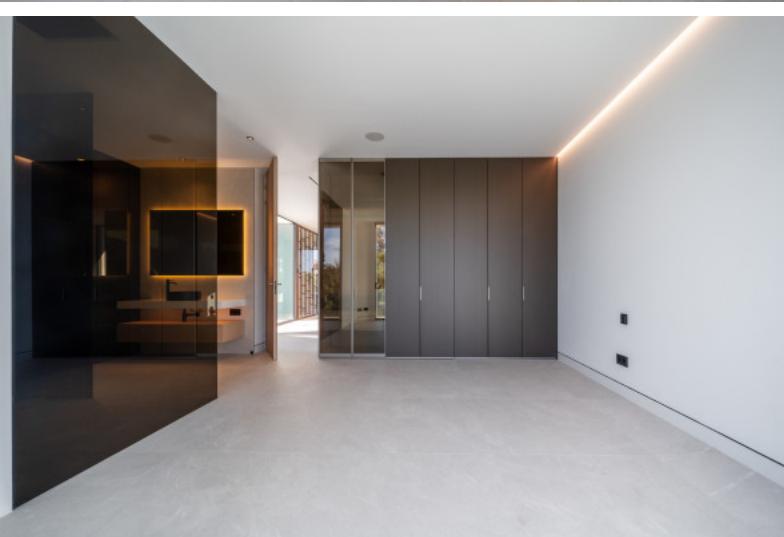
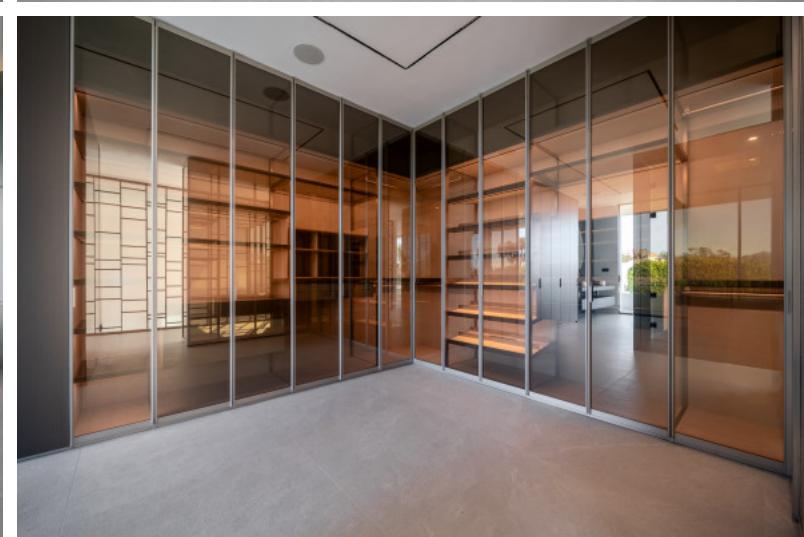
Plot 361 m²

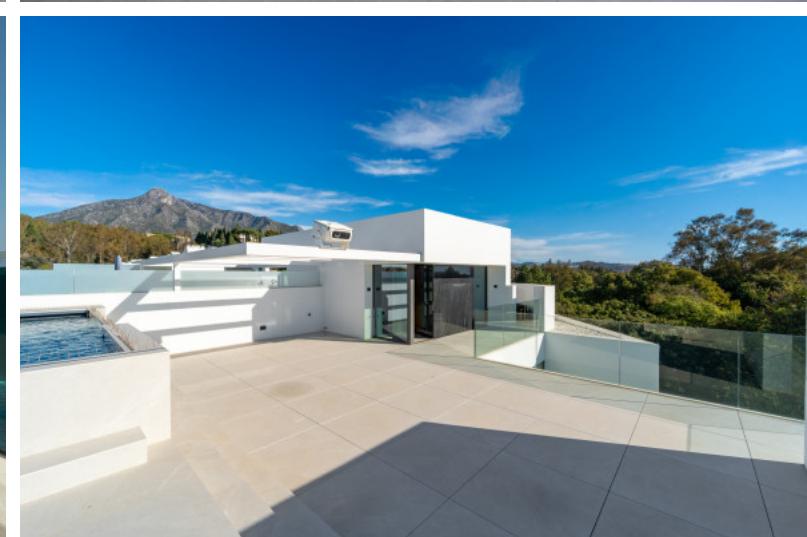
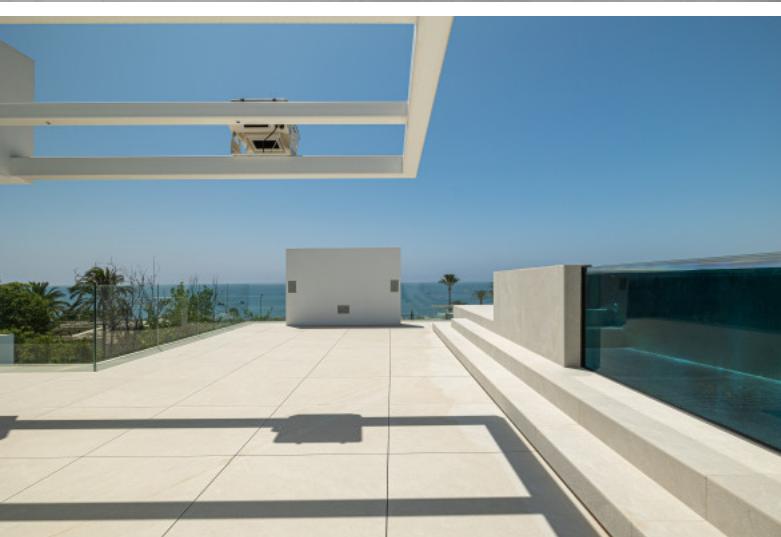
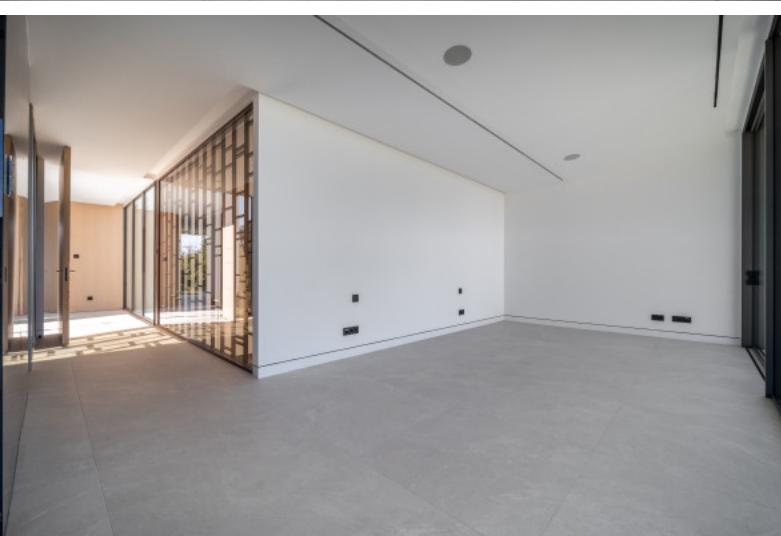
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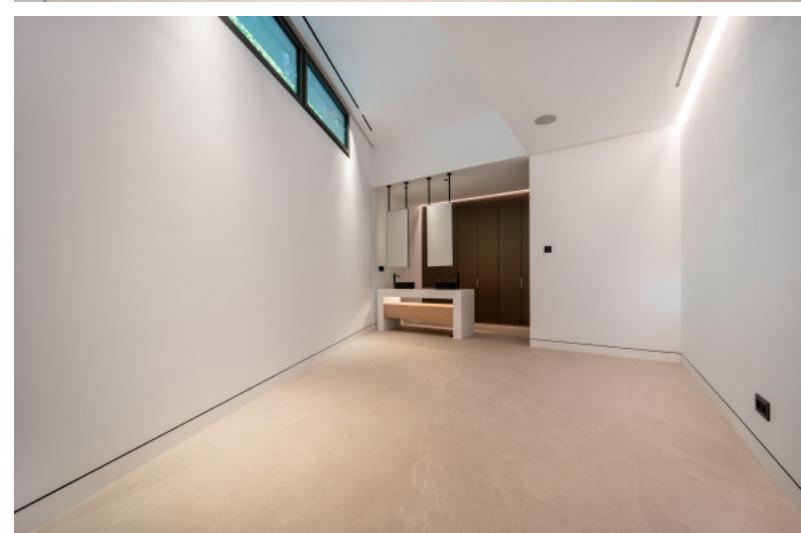
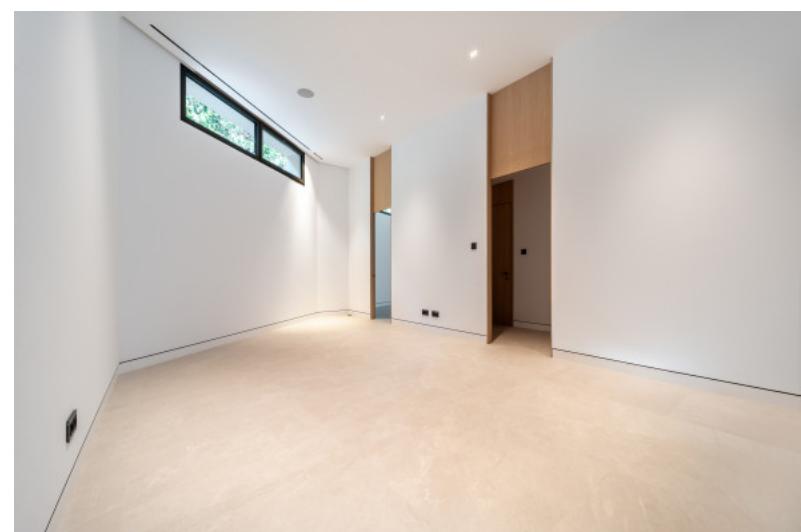


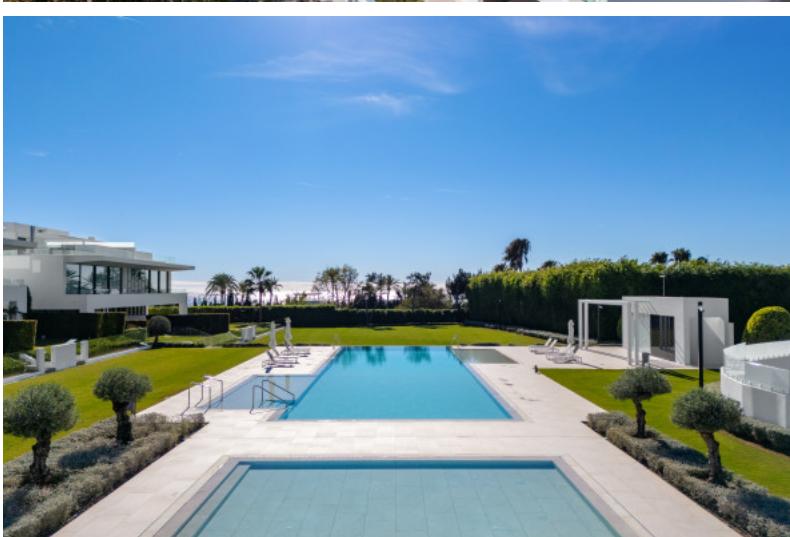
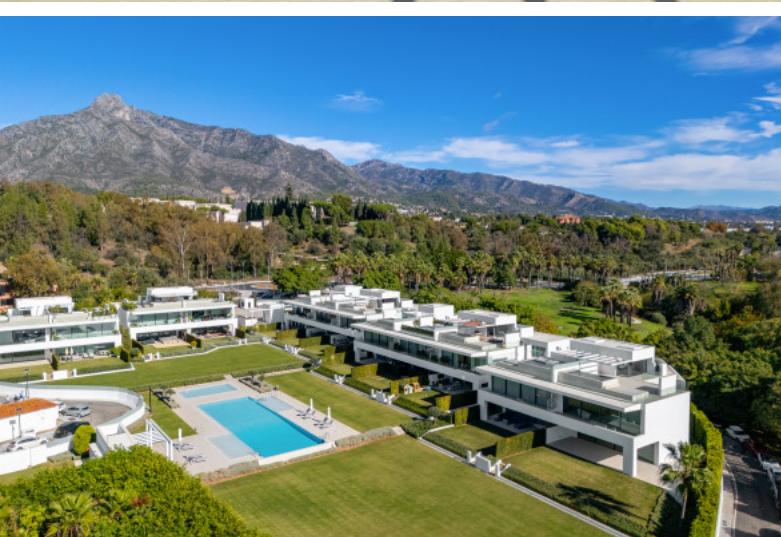


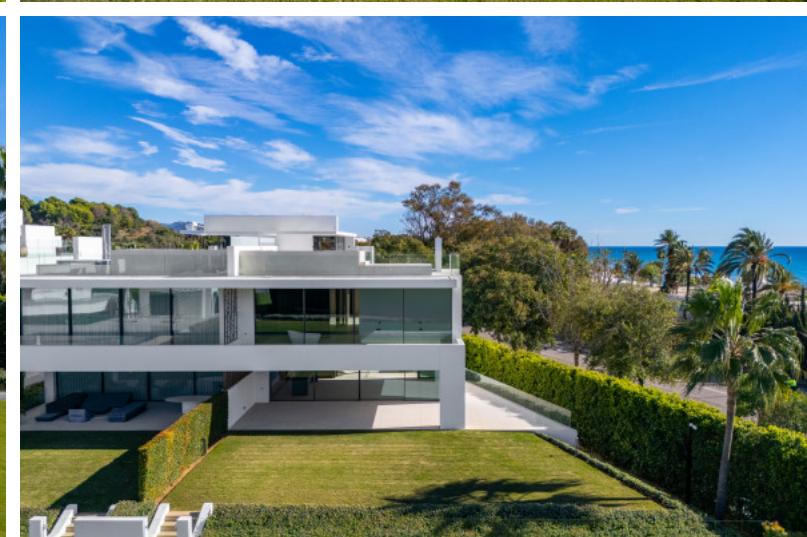
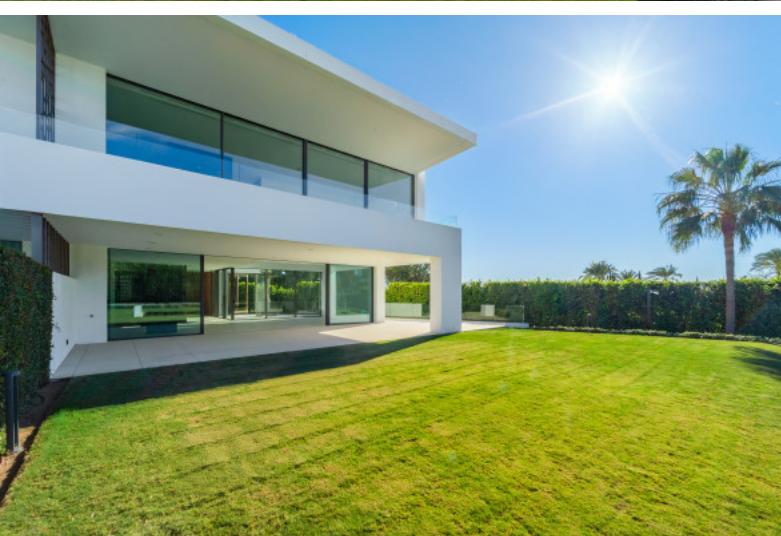














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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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