

MARBELLA - ESTEPONA

# 11 BEDROOM BEACHFRONT VILLA

11 Bedrooms | 22 Guests | 16 Bathrooms | 4.125 m<sup>2</sup> Plot | 2.513 m<sup>2</sup> Built



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## ABOUT THE VILLA

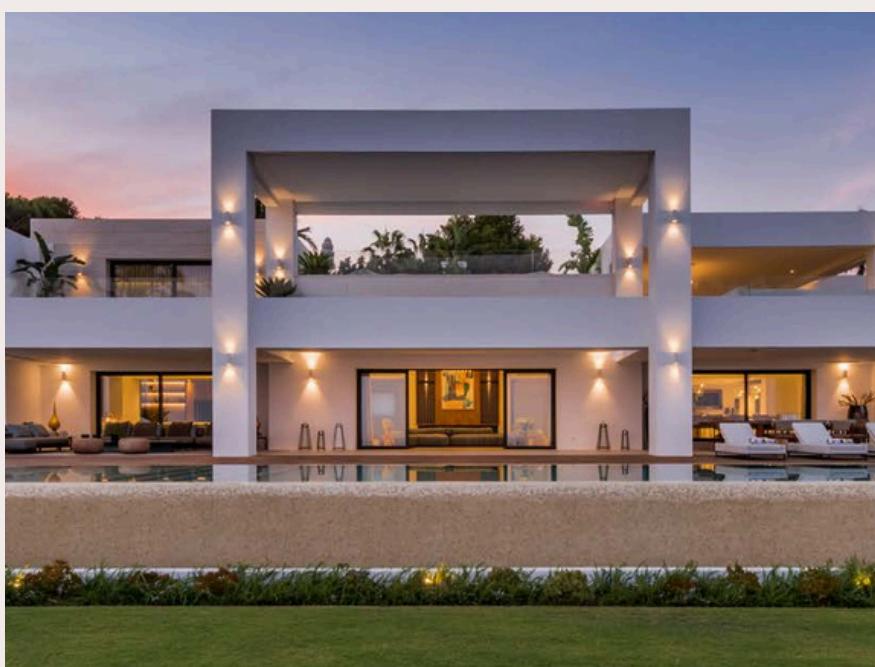
Set directly on the beachfront of Estepona, south of Marbella's most popular attractions, this ultra modern villa combines absolute frontline sea access with privacy and refined contemporary living, while remaining within approximately 15 minutes of Puerto Banús and the Golden Mile.

Designed for open coastal lifestyles, full height glazing and wide terraces frame uninterrupted Mediterranean views toward Africa and Gibraltar, allowing interiors to flow seamlessly into outdoor living spaces shaped by light and sea breeze.

The villa accommodates up to 22 guests across 11 en suite bedrooms, offering flexible layouts for families and group stays.

Sleek interiors, a private spa and fitness level, multiple dining settings, and expansive terraces create a self contained beachfront residence ideal for extended stays, celebrations, and discreet seaside gatherings.





Frontline beach terraces open directly to the Mediterranean, with palm lined gardens and open sea views. The south to south-east orientation captures soft morning light and long daylight hours, creating a calm coastal setting that feels private yet closely connected to Marbella's shoreline and lifestyle destinations.



## SUNLIT BEACHFRONT LIVING IN MARBELLA

Set directly on the seafront, the villa unfolds across multiple levels of terraces, decks, and solariums designed to follow the sun throughout the day. Open Mediterranean views and generous outdoor spaces create a bright coastal setting where life flows naturally between interiors, sun decks, and the sea.



Open plan terraces frame uninterrupted sea views, with upper level leisure areas and a cocktail bar for relaxed social moments above the shoreline. Natural materials and generous seating create an easy flow between interiors, shaded decks, and the Mediterranean.







## MINIMALIST DESIGN BY THE SEA

The villa's outdoor and interior design is guided by simplicity and proportion, combining strong architectural forms with soft natural materials. Terraces, courtyards, and interior volumes are arranged to draw in light, frame sea views, and create a refined sense of openness that defines its modern coastal character.



Clean architectural lines and minimalist façades define the exterior, with courtyards, colonnades, and terraces designed to frame light, greenery, and open sea views. The layout balances strong geometry with softness, creating a calm and timeless beachfront presence.





Interiors are ultra modern, with high ceilings, expansive glazing, and a vast living area with fireplace. Dual kitchens and open plan dining spaces flow naturally toward terraces, supporting a seamless indoor outdoor lifestyle.



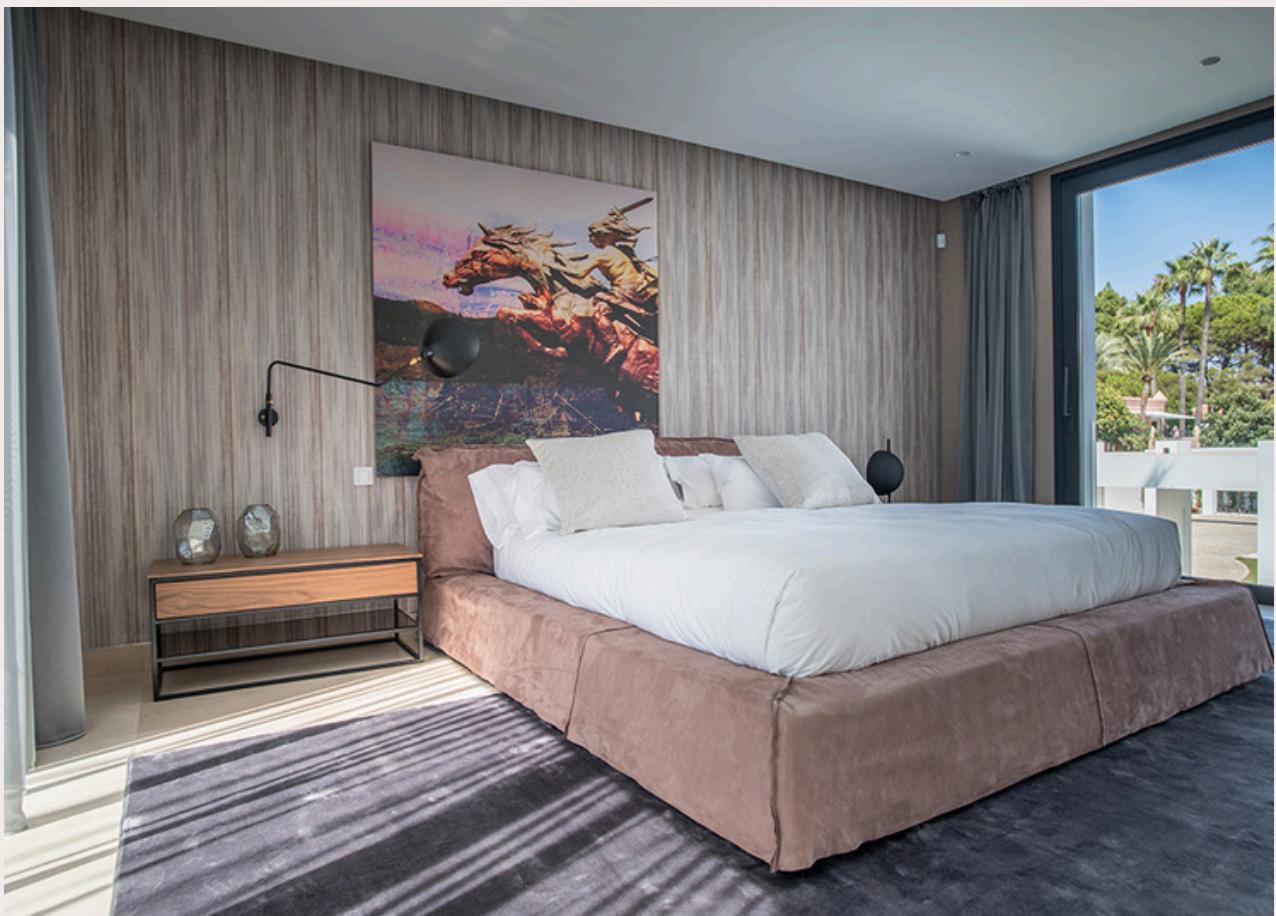
## 11 BEACHFRONT BEDROOMS

With eleven en suite bedrooms, this beachfront villa accommodates up to 22 guests in a refined coastal setting. Suites are bright and serene, many opening to sea facing terraces or gardens, combining generous capacity with privacy and direct access to the Mediterranean.











# AMENITIES



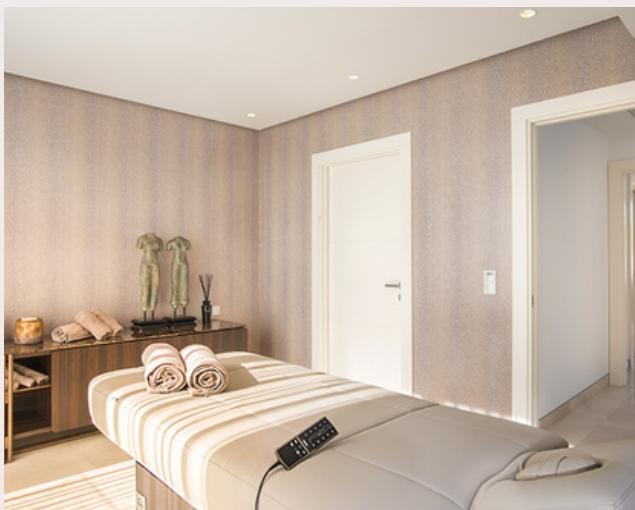
## POOLS & OUTDOOR LIVING

Heated outdoor swimming pool with panoramic sea views  
Rooftop solarium with jacuzzi  
Beachfront gardens with direct promenade access  
Outdoor bar and leisure areas



## WELLNESS & RELAXATION

Private spa with sauna, hammam, and massage room  
Fully equipped indoor gym  
Indoor heated pool for year-round use  
Cinema room and games room for entertainment



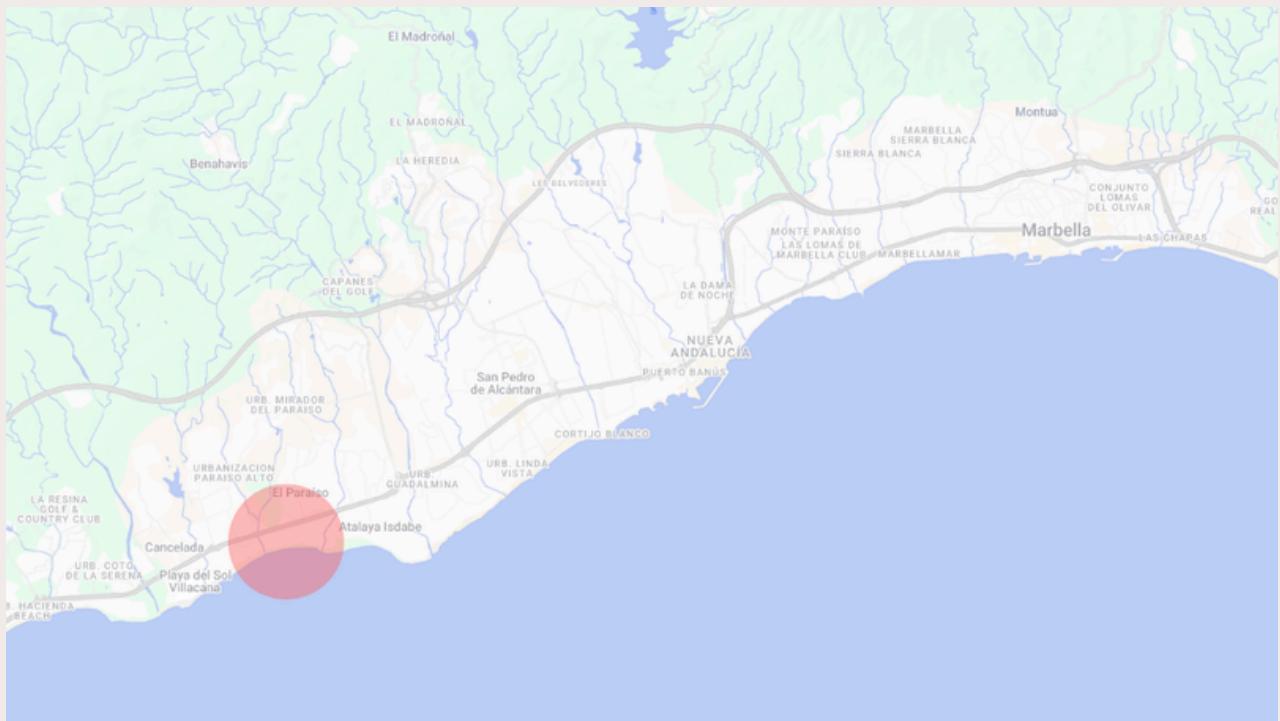
## IN-ROOM COMFORTS & SECURITY

Eleven en suite guest bedrooms accommodating up to 22 guests  
Fully air-conditioned throughout  
Fireplace in the main living area  
Sound system across indoor and outdoor areas  
High-speed WiFi and smart home features

## ESTATE & SERVICES

Approx. 4,100 m<sup>2</sup> plot  
Dual kitchens including professional chef-ready kitchen  
Private gated estate with parking and security infrastructure

# LOCATION



The villa is set directly on the beachfront in Estepona, south of Marbella, within a discreet coastal residential area offering open sea views and immediate access to the promenade.

This position combines a true seafront setting with convenient access to the Costa del Sol's leading destinations. Marbella and Puerto Banús are reached within approximately 15 minutes, with beach clubs, golf courses, and renowned hotels close at hand.

Nearest airports: Málaga Airport approx. 75 km (around 55 min drive), Gibraltar Airport approx. 55 km (around 1 h drive).

