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# Selma

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Real Estate & Management

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Off-Market Exclusive

Reference: SR150811



Bedrooms: 7

Bathrooms: 6

M<sup>2</sup>: 974

Price: 14,500,000 €

Status: Sale

Property Type: Villa

Parking places: 4

Printing day : 17th June  
2026

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Overview:

**Location:**

Heart of Nueva Andalucía 3 minutes' walk from Puerto Banús. Surrounded by luxury brands: Louis Vuitton, Dior, Hermès, Cartier, Gucci Next to Marbella's finest restaurants: Cipriani, Nobu, Lobito de Mar, Breathe, Occo.

**Lifestyle:**

Marbella's most exclusive nightlife  
Ocean Club, La Suite (Puente Romano), Olivia Valère  
Glamorous evenings, international prestige

**Key Facts:**

Built area: 974.92 m<sup>2</sup>  
Plot: 1,798 m<sup>2</sup>  
Location: Nueva Andalucía – Marbella

**Rooftop & Extras**

- Rooftop solarium: 122 m<sup>2</sup> with jacuzzi & panoramic views
- 300 m<sup>2</sup> terraces & BBQ area
- Independent staff apartment
- Private garage with direct access

**Bedrooms & Living**

- 6 en-suite bedrooms
- Master suite: 50 m<sup>2</sup>, walk-in
- wardrobe, marble bathroom,
- private terrace + jacuzzi
- 55 m<sup>2</sup> grand living room
- Private TV room & elegant office

**Flooring**

- Iranian marble of exclusive new designation.
- Combination with fine wood in selected areas.

**Kitchens**

- Main Kitchen: Furniture – Aster Cucine | Appliances – Gaggenau | Fixtures – Monom

**Tara Dornbracht**

- Interior Kitchen: Furniture – Aster (S/Dossier) | Appliances – Siemens | Fixtures – Franke
  - Service Kitchen: Furniture – Dossier | Appliances – Siemens | Fixtures – Franke
  - Outdoor Kitchen: Brand – Novara | 105 cm gas barbecue | Wok burner
  - Basement: Three Avintage wine cellars
- Joinery (interior & exterior)
- Exterior: RAL Matte intense black R9005.330 | Glass: 4+4.2 translucent / 12 Argon gas / 6+6.2 Planithem XN
  - Interior: Oak, lacquered in white | Several sliding doors in accordance with render design
- Climate and Heating Systems
- Climate control: Uponor, Geberit system (heating and underfloor heating)
  - Air conditioning: Daikin Home Automation
  - Full smart home system integrated throughout the villa and the pool Bathrooms and Sanitary Ware
  - Bathroom furniture: Unibaño U5 Collection
  - Shut-off valves: Dornbracht
  - Ceiling shower heads: Sorgiva Wellness
  - Faucets, flush plates, showers: Dornbracht
  - Service bathroom: Hotbath

**Pools, Gardens and Outdoor Areas**

- Exterior and interior pools with sauna and hammam
  - Landscaping project by Esspora Garden
  - Pool construction by Mapool
  - Garage for 2 large cars (up to 3 small cars); additional parking space at the main entrance
- Additional Features
- Underfloor heating
  - Private gym
  - Home cinema

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Features:

Air conditioning, Parking, Heating, 24H Security, Alarm system, Lift, Private garden, Pool, Close to schools, Storage room, Sea views, Mountain views, Luxury, Holiday Home, Investment, Golf, Off-market