

PRIVATE OFF-MARKET OPPORTUNITY

73 Beach Road

BONDI BEACH

CASA MARBELLA

A PRIVATE COASTAL SANCTUARY OF EXCEPTIONAL SCALE



APPROXIMATELY 800 METRES TO BONDI BEACH

An extraordinary private residence

Moments from celebrated cafes, bakeries and village life, this freestanding designer home brings privacy, architectural distinction and multi-generational versatility to one of Sydney's most coveted coastal neighbourhoods.

Mediterranean influence. Northern light. Enduring craftsmanship.

LIGHT, VOLUME AND ARCHITECTURAL DRAMA

Designed around the sun



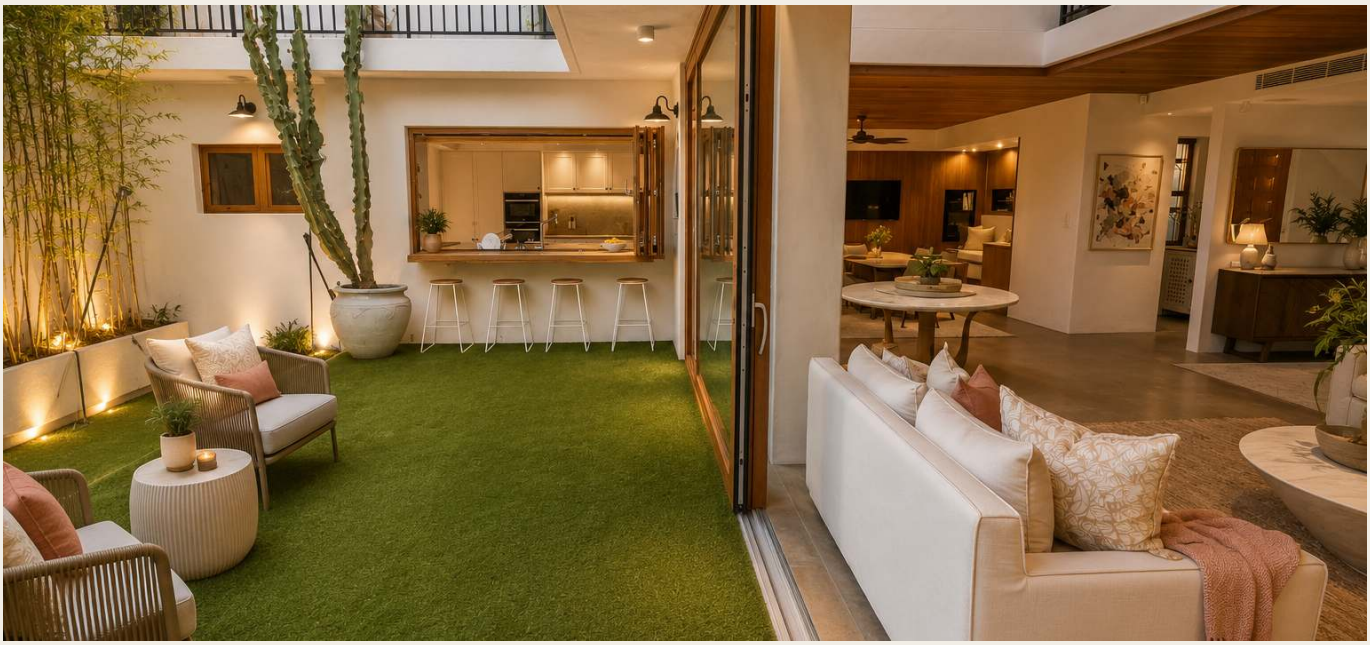


A soaring double-height northern void, floor-to-ceiling glazing and a bespoke integrated aquarium create an entertainer's sanctuary.

NATURAL STONE / TIMBER DETAIL / INDOOR-OUTDOOR FLOW

Entertain beautifully





A PRIVATE SANCTUARY

Calm, tactile, timeless







PRIVATE NORTH-FACING OUTDOOR SPACES

A coastal life, beautifully framed





CASA MARBELLA

Arrive beautifully



A private internal lift connects the principal levels, while substantial construction, carefully selected finishes and secure access support effortless daily living.

FREESTANDING / DOUBLE BRICK & CONCRETE / PRIVATE LIFT / SECURE PARKING

THE RESIDENCE AT A GLANCE

Exceptional scale in Bondi



389 m²
INTERNAL ACCOMMODATION

111 m²
NORTH-FACING EXTERNAL AREAS

70 m²
SECURE PARKING

20 m²
STORAGE

18 m²
ADDITIONAL COVERED CARPORT

589 m²
APPROX. INDOOR / OUTDOOR TOTAL

CONSTRUCTION AND FLEXIBILITY

Substance beneath the beauty



- Freestanding double-brick and concrete construction
- European-made uPVC double-glazed windows
- Considered northern orientation and solar design
- Private internal lift connecting the principal levels
- Extensive basement parking, storage and adaptable accommodation



73 BEACH ROAD / BONDI BEACH

Rare in scale.
Remarkable in detail.

Private inspections by appointment

All areas, dimensions and distances are approximate and should be independently verified. Photography may include minor digital enhancement or styling. Prospective purchasers should rely on their own inspection and enquiries.