



**Impressive contemporary luxury villa with guest apartment for sale in the Golf Valley of Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 2557 m<sup>2</sup> 🏠 Built 645 m<sup>2</sup> 🏠 Terrace 250 m<sup>2</sup> 🛏 6 📶 5 # Ref. 106078

🏠 3.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Very stylish fully renovated modern villa with sea, mountain and golf views for sale, Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Impressive luxury villa in modern architecture
- Interior design by renowned designer
- Gated community, walking distance to Los Naranjos golf course
- Sea, golf and mountain views

### THE LOCATION

- In a gated community in the Los Naranjos confines, in the heart of Nueva Andalucia's Golf Valley.
- Walking distance to the Los Naranjos golf course, with all other major golf courses of the Golf Valley including Las Brisas and Aloha just a stone's throw away.
- In close range you will also find peaceful walking spots, cosy restaurants, several commercial centres with coffee shops and tapas bars, supermarkets, convenience stores and banks.
- Only a 5-minute drive to Puerto Banus which counts a plethora of additional restaurants, bars, designer boutiques, chic beach clubs and a vibrant nightlife as well as a large El Corte Inglés department store.

### THE VILLA

- Contemporary-modern building style
- Sea, mountain and golf views
- Facing south to south-west
- Recently completely refurbished to the highest of standards and specifications
- Amazing interior design by a renowned top designer
- Distribution over 2 levels + basement
- Living room with gas fireplace
- Dining area and TV corner
- Open plan fully fitted designer kitchen with central island and decorative gas fireplace
- En-suite master bedroom with his and hers dressing room and bathroom with TV
- Guest apartment with kitchenette
- Home office
- Guest cloak room
- Wine cellar
- Storage and laundry room in the basement

- Elegant driveway accessed via automatic gates leading to garage for 2 cars and outdoor courtyard parking for 4 cars
- Impressive landscaped gardens with automatic irrigation and lighting
- Marble terraces
- Heated outdoor swimming pool with teak decking

*Some other features*

- Tiled marble floors throughout
- Underfloor heating throughout
- Air conditioning for cooling and heating
- Solar panels for heating water, including the pool
- Alarm system (interior and exterior)
- Sat TV
- Central music system
- Automatic blinds
- Home automation



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