Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







New villa next to the golf for sale in Nueva Andalucía, Marbella

Marbella Area

House | Plot 1078 m² | Built 509 m² | Terrace 160 m² | 6 | 6 | Ref. 127595

1.895.000 €

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This villa is located in one of the best areas of Nueva Andalucía, within walking distance of the golf course and shops and restaurants. Only a five minute drive from Puerto Banus and the beach. Accessed through security gates the villa enjoys beautiful views of the golf and mountains from the upper floors, whilst remaining very private on the lower levels. Maintenance free modern gardens.

THE PLOT:

The plot measures almost 1087m2 and enjoys views towards the sea and golf valley. The villa is a fully licensed residential project in the initial stages of construction. It offers the opportunity to participate in the construction of a brand new home built to your personal specification without the delay of creating a full project from the start. Situated on one of the last remaining plots in Nueva Andalucía, the planned project has been approved and licensed with ground works already completed. Offering maximum accommodation with the opportunity to customize the base project to personal taste. Due for completion during early 2017, there is an opportunity to personalize the existing project and work closely with the development company to create a bespoke, contemporary home

GROUND FLOOR:

The property features 3 or 5 bedrooms and 4 bathrooms. A bespoke interior of 509m2 plus 160m2 of terraces all perfectly situated on a 1078m2 plot. A large open plan living area with floating fireplace offers distinct areas to relax with access to large terraces, pool and garden. A fully fitted open kitchen with stone work surfaces and breakfast bar with large dining area for guests. An internal lift within the main stairway can access all levels of the home.

FIRST FLOOR:

As the project is in its preliminary stages, the distribution of the upper level can be personalized into a 3, 4 or 5 bedroom configuration. Feature bathrooms with high quality ceramics and walk in wardrobes complete the upper level. The master suite can be divided when required to allow for a lounge area on the upper floor. Alternatively this can be modified into a further bedroom, walk in wardrobe or home office.

ROOF TERRACE:

The design of the home has been influenced by the outdoor living concept throughout and is confirmed by the spacious roof solarium which can be configured in many different ways. With kitchenette and wet bar, built in seating and Jacuzzi spa the options are endless to enjoy this relaxing area. A spacious upper terrace in natural stone spans the width of the property overlooking the pool which you can access directly via an external stairway.

BASEMENT LEVEL:

The lower ground level has been pre planned for the installation of Sauna, Gymnasium and Bodega. Alternatively, you may re distribute the areas as you wish. A garden apartment with direct access completes the lower floor.

OTHER FEATURES:

Under floor heating
Air conditioning hot & cold
Double glazing
Marble floors
Water deposit
2 Storage rooms’
Private parking
Elevator
Laundry area
Machinery Room

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