



**Magnificent, Modern Style Sea View Villa for Sale in Nagueles on The Golden Mile, Marbella**

Marbella Area

🏠 House 📏 Plot 1910 m<sup>2</sup> 🏠 Built 844 m<sup>2</sup> 📄 - 🚗 4 🛏 5 # Ref. 133816

🏠 2.671.000 €

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## Magnificent, Modern Style Sea View Villa for Sale in Nagüeles on The Golden Mile, Marbella

This elegant villa will be built in one of the most sought-after locations on The Golden Mile in Marbella. At a short distance from the renowned Puente Romano Beach Resort and the Marbella Club Hotel and the glamorous Puerto Banus and the old town of Marbella with its quaint boutiques, tapas bars and fine restaurants.

This villa will offer spectacular coastal- and mountain views and is set within peaceful surroundings.

It is situated close to the Golf Valley in Nueva Andalucía making it a perfect spot to enjoy a fantastic lifestyle all year around.

### THE PLOT:

Plot size is 1,910 m<sup>2</sup>  
Landscaped, subtropical garden with irrigation system and full lighting  
Swimming pool with lighting

### THE VILLA:

Modern, contemporary style  
Buy Off-Plan  
Orientation - south with sun all day  
3 levels included the basement  
Built surface: 844 m<sup>2</sup>  
4 bedrooms  
5 bathrooms and a guest toilet

#### Ground floor:

Spacious lounge area  
TV Room  
Open kitchen with dining room  
Guest toilet  
Huge wrap around terraces, partly covered  
Several water features  
Large infinity swimming pool with chill out area  
Parking for 2 cars

#### First floor:

Master suite with dressing room  
2-bedroom suites with fitted wardrobes  
All bedrooms have direct access to a partly covered terrace with jacuzzi

#### Basement:

Gym  
Living room with kitchenette  
Bedroom suite with fitted wardrobes and natural light  
Bathroom  
Home Cinema  
Technical Room  
Sunken courtyard  
Wine cellar

Off plan villa - 9 months building period, all licenses and permits are in place.  
Price does not include 10% VAT nor the property transfer fee and legal fees.

### **BENEFITS OF BUYING OFF-PLAN:**

You can decide on the finishes.

There is a possibility to change the internal distribution.

The price for this modern off plan villa is extremely competitive and now you have the opportunity to purchase this villa at 30% below market price.

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