



**New, Ultra-Modern Villa with Golf views for sale in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 1294 m<sup>2</sup> 🏠 Built 772 m<sup>2</sup> 🏠 Terrace 253 m<sup>2</sup> 🛏 6 📶 6 # Ref. 133817

🏠 3.550.000 €

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## **New, Ultra-Modern Villa with Golf views for sale in Nueva Andalucía, Marbella**

This elegant, luxurious villa is located in a lovely residential neighbourhood in the Golf Valley, in the heart of Nueva Andalucía, at a short drive from Puerto Banus and Marbella.

The villa is located at walking distance from several good restaurants, bars and a 24/7 supermarket.

The villa has just been completed and is ready to be occupied.

### **THE PLOT:**

A nice size plot of almost 1,300 m2  
Landscaped garden with ambience LED light  
Infinity salt water pool

### **THE VILLA:**

Modern, contemporary style  
Top quality construction  
South to southwest facing - sun all day  
Schindler Lift for 5 persons  
3 levels including the basement  
Garage for at least 4 cars (134 m2)

Bedrooms: 6  
Bathrooms: 6 plus 2 guest toilets

Total Built: 1,025 m2  
Interior Built:  
Basement: 524 m2  
Ground floor: 121 m2  
First floor: 127 m2  
Porch and terraces: 253 m2

Flooring:  
White Greek marble tiles in the basement, the ground floor and the bathrooms  
White anti-slip marble tiles for the porch and terraces  
Oakwood flooring on the 1st level  
Porcelain tile flooring for the facility- and laundry room and the garage

Sanitary: by Villeroy & Boch

**Ground Floor:**

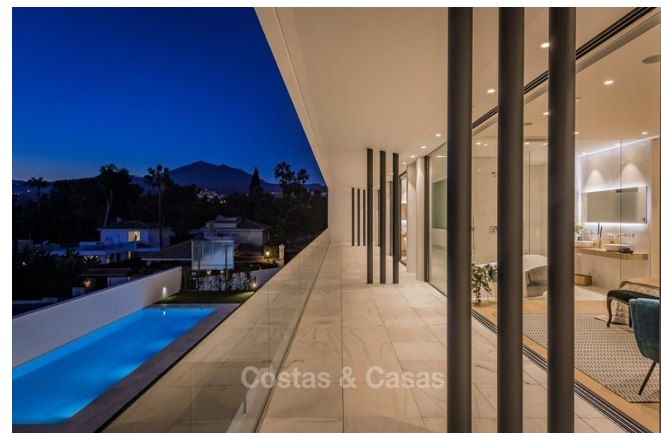
Open lounge- and dining area  
Fireplace  
Open plan fully equipped Porcelanosa kitchen with Siemens appliances  
Bedroom suite with fitted wardrobes  
Guest toilet  
Direct access to spacious terraces  
Infinity pool  
Garden

**First Floor:**

Master suite with lots of fitted wardrobes  
2-bedroom suites with fitted wardrobes and access to a lovely terrace  
Panoramic views over the golf course and the mountains

**Basement:**

Rooms with floor to ceiling windows  
2-bedroom suites, one with a walk-in closet and the other with fitted wardrobes  
Both bedrooms have natural light and access to a terrace  
Laundry room with washing machine and tumble dryer  
Storage room  
Media room  
Game room  
Guest toilet  
Gym  
Bar



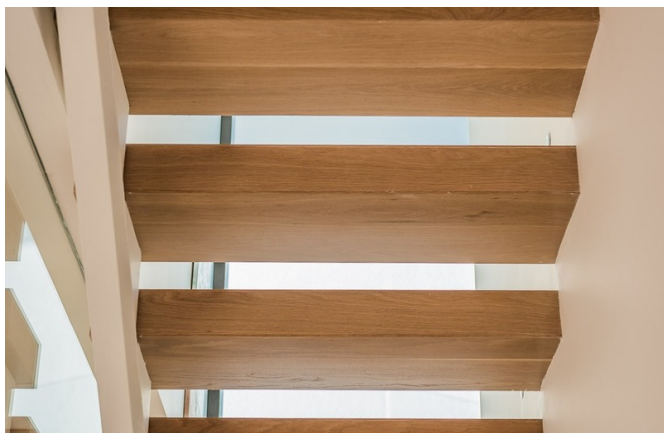
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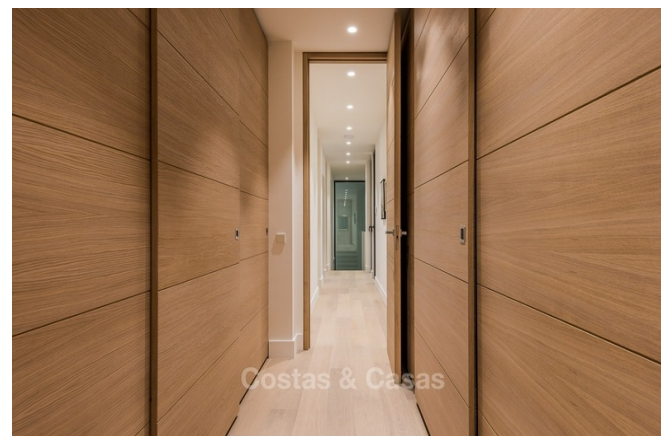
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