



**Contemporary design luxury villa for sale in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1400 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 448 m<sup>2</sup> 🛏 6 📶 6 # Ref. 136935

🏠 2.100.000 €

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.

## Contemporary design luxury villa for sale in Nueva Andalucia, Marbella

**NOTE: NOW PAINTED IN WHITE**

### PROPERTY HIGHLIGHTS

- Designed and equipped to enjoy stylish, modern and luxurious living
- Awesome outdoor areas and terraces surrounded by landscaped gardens
- Private pool with quality decking
- Located in a gated cul-de-sac (=privacy, security, tranquility)

### THE LOCATION

Located in Marbella's golf valley Nueva Andalucia, with **6 golf courses in the vicinity**.

You will find many amenities like several supermarkets, shops, commercial centre, many restaurants etc... within a very short drive. Puerto Banus is only a few minutes' drive away.

The villa sits on an elevated 1.400m2 plot in a **gated cul-de-sac**, offering **privacy, tranquility and security**.

### THE PROPERTY

A stone clad wall encloses the property at street level and continues alongside its southern and western boundaries.

It is further surrounded by properties of similar stature.

**Landscaped gardens**, a **beautiful outdoor pool** surrounded by stylish teak wood decking, a **wooden structured gazebo bar and BBQ area** are prominent features of the plot.

The refurbished villa itself shows pitched roofs and **contemporary design**.

Living, sleeping and entertainment areas are split over no less than 5 levels and equipped and designed **to benefit stylish, modern, luxurious living**.

Just indoors alone, the villa benefits of **500m2 living space**, with light **marble flooring**, dark ceramic tiling and plenty of high **quality teak carpentry**.

The **outdoors of the villa is truly impressive** with several tiled terraces, wooden decking and panelling, entertainment and chill out areas. All set within the above mentioned mature landscaped gardens.

*Distribution*

6 bedrooms, of which 4 en-suite  
502m2 built surfaces  
448m2 external terrace and decking

**Ground floor:**

Main entrance to the villa  
Entrance hall  
Very spacious open plan kitchen with breakfast island and Gaggenau appliances  
Dining area  
2 en-suite guest bedrooms

**Upper level:**

En-suite master bedroom  
Walk-in wardrobe  
2 guest bedrooms with 1 shared shower room

**Lower (garden) level:**

Lounge area  
Mezzanine with office or work area

**Semi-basement level:**

En-suite bedroom  
Home cinema theatre  
Sauna  
Professional steam room  
Utility room  
Guest toilet  
Garage  
Plant room

**Lower basement:**

Fully loaded gym with Technogym equipment  
Pool table, ice hockey table

*Other features*

Fully air conditioned for cooling and heating  
Domotics  
Integrated Surround Sound system throughout the villa  
Electric blinds and curtains  
Alarm and security system with 14 high-tech cameras  
Outdoor Jacuzzi



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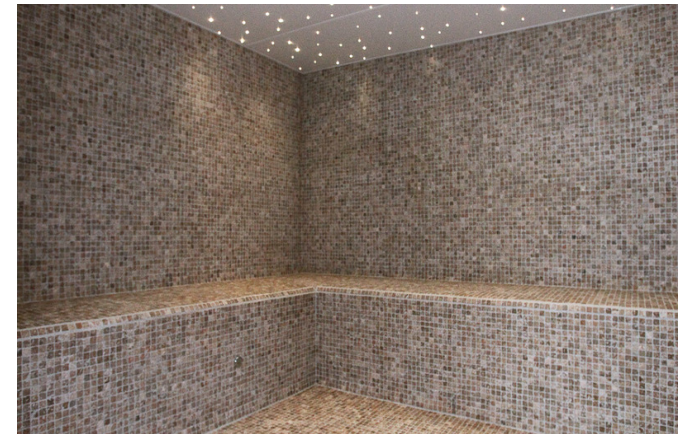
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