



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

House Plot 1400 m² Built 502 m² Terrace 448 m² 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.

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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 befit 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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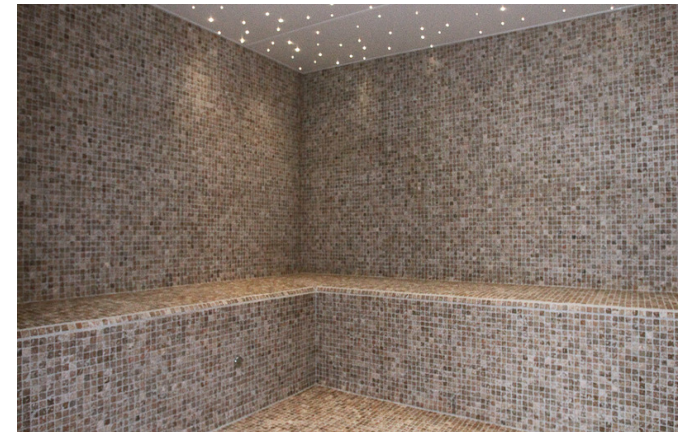


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