Costas & Casas
Marbella Real Estate

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Two newly built luxurious, modern-contemporary villas for sale for the price of one, Nueva Andalucia, Marbella

Marbella Area

House | Plot 1856 m² | Built 209 m² | Terrace 285 to 309 m² | 4 | 4 | Ref. 137527

1.995.000 €

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Unique opportunity to acquire two modern-contemporary luxury villas for the price of one, in the most prestigious part of beautiful and **sought after Nueva Andalucia**.

The villas are **south facing** so that you can enjoy the sun all day long.

Puerto Banus is just a short drive away, as is the center of Marbella.

All facilities, restaurants, numerous golf courses are nearby.

THE PLOT

Total plot size of 1.856m2.
Each villa has a private infinity pool of 62m2 finished with white mosaic. Salt - or chlorine filter system with water pump.
Each villa has a private car port.
Terraces:

- Villa 1: 285m2
- Villa 2: 309m2

THE VILLAS

Elegant avant-garde architectural style
Large, airy spaces seamlessly integrated with the terraces via large sliding floor-to-ceiling windows.
Each villa is built over 2 levels and has 4 en-suite bedrooms.
Built area of each villa: 209m2

Optional: lower floor with additional bedrooms and relaxation rooms.

- Optional lower floor villa 1: 204m2 (+ € 217.152 fully finished).
- Optional lower floor villa 2: 297m2 (+ € 281.727 fully finished).

DISTRIBUTION OF EACH VILLA

Ground floor:
Open plan living room and dining room with floor-to-ceiling windows which open completely, creating a large, open space that unites the living room with the terraces and the garden.
Open plan kitchen with cooking island, white lacquered handle-free drawers and cupboards, and a Dekton work top. The kitchen is **fully equipped with SIEMENS** (or similar) appliances.
Master bedroom with walk-in closet.
Guest toilet.
Large hall with double-height ceilings.
All downstairs rooms have direct access to very spacious, partly covered terraces with a chill out area, the garden and a lovely pool with jacuzzi.

Upper floor:
3 en-suite bedrooms, all with direct access to a terrace overlooking the pool.

The villas have been designed using the **latest techniques and premium quality materials** to create the perfect living space for you and your family.
These villas are **ecological and low-maintenance properties boasting exceptional architectural design**.
Our internal interior designers will work with you to find the best choices in furniture and finishes to create your dream home.

Other features included in the price:

- Interior floors: high-quality cream-colored marble floor (Crema marfil) - tile size 40x60 cm
- Exterior floors and terraces: cream-colored marble anti-slip flooring (Crema marfil) - tile size 40x60 cm
- High-quality aluminum carpentry profiles with Climalit 6/14/4 windows
- Main sliding doors with recessed frames, security double glazing
- Ceiling height in the living room of 2m80 with floor to ceiling windows
- Security system front door with wood finish
- Cabinets: white lacquered wood with concealed stainless steel hinges
- Terrace banisters in glass with aluminum finish
- Vehicle gate to driveway entrance in aluminum with electric motor with remote control
- Sanitary system that separates rainwater and waste water
- Electrical switches and sockets from Simon's high-tech series or similar
- Daikin system for heating and air conditioning - Each room has independent control with aerothermal Eco-saving.
- Bathroom accessories from Roca, cranes from Grohe, tiles from Porcelanosa
- Pre-installation for blinds
- Wall mounted toilets
- Spotlights in the kitchen
- Video entrance system
- ECO building with low energetic consumption

Optional extras
Lift
Manual or electric shutters for all bedrooms
Underfloor heating system
Underfloor heating for all bathrooms
Cove lighting in the living room
Domotic system
Automated irrigation system
Heat pump for swimming pool with or without automatic cover
Swimming pool finished in white mozaic
Multi-color LED lighting in the pool
Ecosmart bioethanol fireplace
Photovoltaic panels for self-consumption (90% daily consumption)
Possibility to upgrade to GAGGENAU appliancess
Chill out area with fireplace
Wine cellar

All licenses, utility connections, architect studies and the plot are included in the price. All payments are covered via bank guarantees.
Completion of the villas: 10 to 12 months after reservation.
More information, plans, options and materials at our office in Marbella.

Advantages of buying off plan:

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

We can show you all new projects that match your requirements!
At developers' prices but including our top notch service and market knowledge!

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