



**Impressive contemporary style luxury villa for sale in Nueva Andalucía, Marbella. Ready to move in and quality furnished.**

Marbella Area

🏠 House 📏 Plot 1500 m<sup>2</sup> 🏠 Built 641 m<sup>2</sup> 🏠 Terrace 536 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 137900

🏠 3.500.000 €

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## Impressive contemporary style luxury villa for sale, overlooking golf course, Nueva Andalucía, Marbella

### PROPERTY HIGHLIGHTS

- Contemporary style luxury villa
- Impressive, stylish facade
- Sublime view over the adjacent golf course and natural surroundings
- Luxury materials, finishes and features
- Outdoor heated pool
- Ready to move in
- Including quality furniture

### THE LOCATION

Within a **gated urbanisation**, set within Marbella's privileged and iconic "Golf Valley".

**Directly overlooking a prominent 18-hole course** with its **attractive clubhouse and associated facilities** such as an exquisite restaurant and wellness studio within walking distance.

Only 5 minutes away from several other prestigious courses.

**All amenities are in the immediate vicinity.**

Dazzling Puerto Banus and trendy Marbella are less than 5 and 10 minutes away by car.

**The beach** is just a short 6-minute drive away.

### THE PLOT

Plot size: 1500m<sup>2</sup>

**Heated pool with jacuzzi:** 44m<sup>2</sup>

Several large covered (216m<sup>2</sup>) and uncovered terraces ( 318m<sup>2</sup>) with a total size of 536m<sup>2</sup>

Mature landscaped garden

### THE VILLA

Built size: 641m2  
5 en-suite bedrooms  
Option to build an entertainment areas on the lower level

**Avant-garde style luxury villa** boasting an impressive, **eye catching façade** as initial focal point. Inside, the entrance hall leads to a spacious and bright living room, onwards to a **stylish, double height dining room** and open plan kitchen with cooking island and breakfast bar.

**Wide floor-to-ceiling windows** allow for plenty of natural light filling the home and a **smooth connection** with the generous terraces and magnificent views over the golf course, **outdoor swimming pool and natural surroundings**.

**High quality materials, features and finishes.**

This is a **truly stylish, luxurious and functional home** which will **please even the most discerning buyer**.

#### *Distribution*

##### **Ground floor:**

Entrance hall, lift, stairs and patio  
Guest toilet  
Open plan living room  
Open plan kitchen with cooking island and breakfast bar  
Dining area  
Covered terrace with al fresco dining area  
Covered terrace with chill out area  
Pool with Jacuzzi

##### **Upper floor:**

Large en-suite master bedroom with walk in closet, private terrace overlooking the pool  
2 en-suite bedrooms, each with fitted wardrobes and joint terrace overlooking the pool  
Lift entrance and stairs

##### **Lower floor:**

2 en-suite bedrooms  
Garage for 3 - 4 cars  
Guest toilet  
Lift entrance  
Machine room  
Laundry room  
Very large storage room which can optionally be converted into: gym or playground

#### *Other features*

- Fully equipped kitchen with Neff appliances (or similar)
- Daikin air conditioning for cooling and heating
- Bathrooms from Roca with Grohe taps
- Underfloor heating in bathrooms
- Walk in closets
- Fitted wardrobes
- LED lighting in all rooms
- Fireplace "Panoramico"
- Domotics
- Alarm installation

- Lift for 6 people by Thyssenkrupp, connecting all floors
- Video entry system
- Heated outdoor pool
- Landscaped garden by architect
- Wooden floors in bathrooms
- Electric blinds

More photos will follow



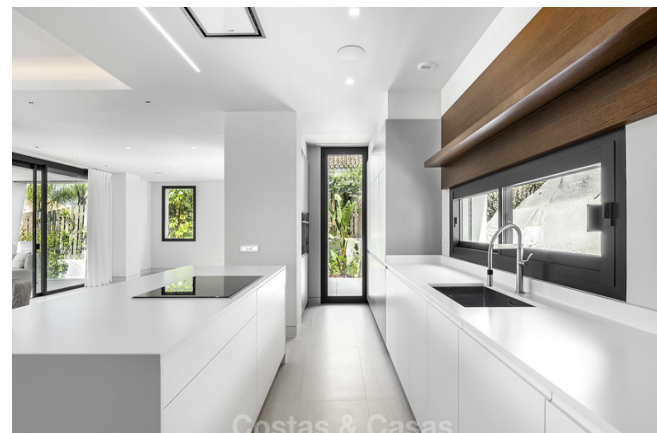
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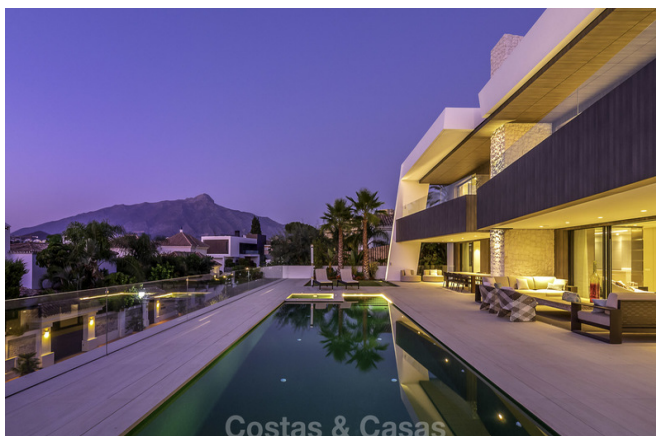
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