



**Innovative, eco-friendly luxury villa in contemporary architecture for sale, frontline golf in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1164 m<sup>2</sup> 🏠 Built 740 m<sup>2</sup> 📄 - 🏠 3 🏠 3 # Ref. 138465

🏠 2.950.000 €

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## Innovative, eco-friendly luxury villa in contemporary architecture for sale, frontline golf in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Frontline golf in a top class golf resort in Nueva Andalucia´s Golf Valley
- Amazing views over the Golf Valley against a mountainous backdrop
- Contemporary, minimalist architecture with an innovative modular building concept
- Plenty of unique features
- Short building time: 6 to 8 months
- Guaranteed A rated energy certificate

### THE LOCATION

- Ideal position and location: frontline golf, on one of the most prestigious golf resorts on the Costa del Sol
- In the heart of Nueva Andalucia´s Golf Valley, surrounded by plenty of other courses
- Short drive to all amenities, bars and restaurants and international schools
- 5 minutes by car to the sea, top class beach clubs, Puerto Banus marina and shopping mall
- Breath-taking views over the golf course.

### THE VILLA

- Contemporary, minimalist style villa
- Very innovative modular building concept and with high end finishings and materials throughout
- The villa enjoys **fabulous views** over the golf course against a backdrop of mountains. It will be expertly designed so as to maximize these amazing views and to enjoy the wonderful sunsets from all of the main living areas.
- Guaranteed thermal and acoustic insulation
- Built over 4 levels with the possibility to customize the multi-use basement area
- **Unique features** include water fountains, large outdoor spaces, a covered winter terrace with fireplace and not in the least a special view from the basement through into the swimming pool.
- This is a truly energy efficient villa with a guaranteed A rated energy certificate which will sharply reduce your energy bills, reduce your carbon footprint and create a healthy living environment.

*Other Features*

- Fully fitted kitchen with top notch appliances (Siemens or similar)
- Underfloor heating (and cooling) system throughout
- Passive windows throughout, with security glass and acoustic treatment
- Double garage and parking space
- Special "mirador" terrace for the best views over the golf valley

***The price includes:***

- The plot
- Interactive design process with a renowned architect
- All the necessary licences and insurances
- Rapid villa construction of between 6 to 8 months
- All utility connections
- Basic landscaping
- All exterior surrounding walls, entrance gate and garages
- All-inclusive key-in-hand villa
- Friendly payment plan

**Various options with regard to materials, interior design, appliances, etc. are possible.**

**For a no-obligation detailed list of features, specifications, floorplans and available options, please contact us!**

**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!***



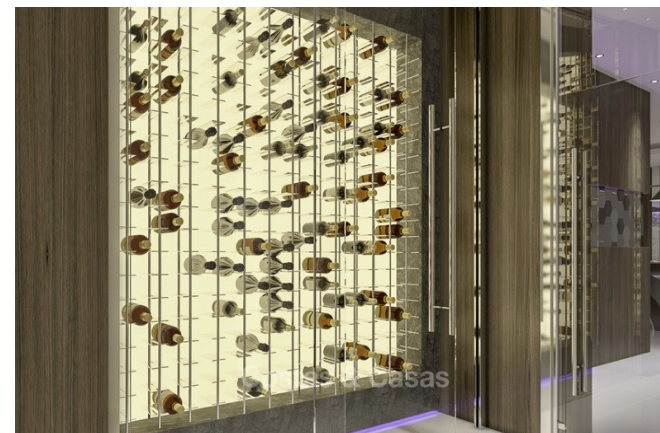
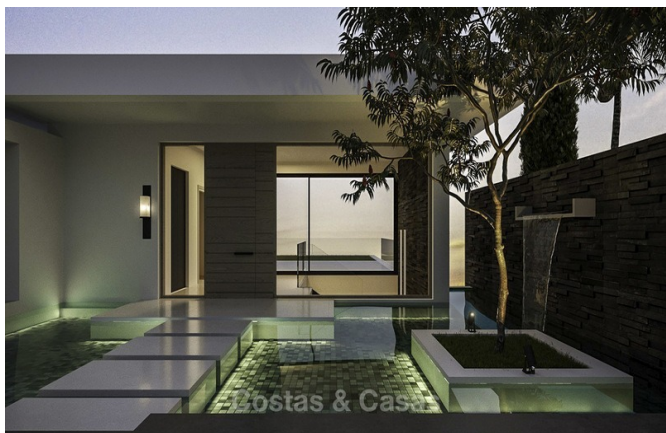
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