Costas & Casas
Marbella Real Estate

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Exquisite new minimalist villa with magnificent sea views for sale, Nueva Andalucia - Marbella

Marbella Area

House | Plot 831 m² | Built 608 m² | Terrace 225 m² | 4 | 4 | Ref. 139146

On request

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PROPERTY HIGHLIGHTS

- Superb location: Golf Valley, close to amenities, golf, Puerto Banus, Marbella
- Panoramic sea views
- Luxury villa in minimalist style
- Last remaining villa. Licence in place

THE LOCATION

In Nueva Andalucia's **prestigious Golf Valley**, surrounded by some of the most recognized golf courses on the Costa del Sol and Europe indeed. Just 10 minutes by car to Puerto Banus and about 12 minutes to Marbella.

Your luxury home will **overlook three golf courses** and benefit from **magnificent panoramic sea views**. The villa is part of a complex comprising 5 similar **high end luxury villas.**

THE VILLA

Plot size: 831m2
Built size: 608m2
Terraces: 225m2
4 en-suite bedrooms
1 guest toilet
Infinity pool, size: 42m2

Very spacious south-west facing luxury villa in minimalist design and open plan layout, distributed over 3 levels.

Upon entering your home, you will be welcomed in a **bright and wide social area** which includes a lounge, open plan kitchen with cooking island and dining area. The living area **smoothly extends to the outside terraces** and overflow infinity pool which blends perfectly with the mesmerizing views over the Mediterranean.

All bedrooms in the villa have their own en-suite bathroom and **private terrace with panoramic views over the sea.** Only high quality standards are used and a wide range of bespoke designer fixtures and materials is offered for you to **customize your dream designer home.**

Building license has been granted and building works start mid November 2018.

Distribution:

- **Ground floor:**

Spacious entrance hall with guest toilet and staircase, leading onwards to the open plan lounge with dining area and open plan kitchen with cook
En-suite bedroom with built in wardrobes.
The kitchen comes with white lacquered handle less cabinets and drawers, a Silestone work tops and SIEMENS (or similar) appliances.
All rooms have direct access to a very spacious terrace, partly covered, and the garden with overflow pool.

- **First Floor:**

Hall leading to the master bedroom with walk in closet and en-suite bathroom..
En-suite bedrooms with built in wardrobes.
The bedrooms have direct access to covered and open terraces.

- **Lower floor:**

Home theatre
Games area
Gym
En-suite bedroom
Laundry room
Spa and sauna area with guest toilet

OTHER CHARACTERISTICS:

- Exterior walls with thermal and acoustic insulation
- Interior flooring: high quality ivory ream marble flooring - tile size 60x60 cm
- Exterior flooring and terraces: ceramic porcelain flooring non-slip finish by Porcelanosa
- High quality aluminium carpentry profiles with CLIMALIT 6/14/4 window and thermal glasss
- Windows: tilt and turn hidden sash system with thermal break and security double-glazing.
- Main sliding doors with sunken frames - security double glazing
- Security system front door with wood finish
- Interior doors: White smooth lacquered wood with Stainless Steel concealed hinges
- Wardrobes: White textured lacquered wood with Stainless Steel concealed hinges
- Terrace banisters in glass and aluminium finish
- Sanitation – System separating rainwater and wastewater
- Electrical Switches and Sockets from Simon High Tech Series or similar
- Mitsubishi heating and air Conditioning – each room has independent control with Eco saving. Aerothermal.
- Underfloor water heating in all rooms
- Bathroom fittings by Roca, Taps by Grohe, tiling with Porcelanosa
- Pre-installation for blinds
- Swimming Pool area in High Quality Cream Marble, Tile size 40x60 cm, non-slip finish
- Downlights in the kitchen with warm or cold light
- Video entry system
- ECO building with low energetic consumption
- Bio ethanol fireplace

OPTIONAL EXTRAS:

- Electric underfloor heating in bathrooms
- Suspended toilets
- Domotic system
- Automated irrigation system
- Multi-color LED lighting in the swimming pool
- Bio ethanol fireplace Ecosmart
- Upgrade to Gaggenau appliances
- Cove lighting in the living room
- Cove lighting exterior
- Built in wine cooler, Siemens
- Outside Jacuzzi with LED light
- Heat pump swimming pool
- Automatic cover swimming pool
- Natural wood flooring
- Marble finish swimming pool
- Fireplace with TV
- Interior wooden staircase

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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