



Eye catching new contemporary luxury villa for sale in Nueva Andalucia's golf valley, Marbella
Marbella Area

House Plot 1856 m² Built 346 m² Terrace 92 m² 4 4 # Ref. 139467

[On request](#)

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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PROPERTY HIGHLIGHTS

Excellent location, in Nueva Andalucia's golf valley, 5 minutes away from Puerto Banus
Luxury designer villa, contemporary style with fluid indoor-outdoor connection
Plenty of options in materials and finishes to choose from

THE LOCATION

Superb location! Just 5 minutes away from Puerto Banus, in an **upmarket urbanisation of luxury villas**, bordering one of the **7 golf courses** in Nueva Andalucia's golf valley.

All amenities are nearby. Downtown Marbella is just 5 minutes away via the prestigious Golden Mile with its trendy bars, restaurants, 5 star hotels and lovely beaches and beach clubs.
Good connectivity with the coast and hinterland as the AP7 motorway entrance is just around the corner.

THE VILLA

Plot size: 1.856m²
Built size: 346m²
Terraces: 92m²
4 en-suite bedrooms
Guest toilet
Pool size: 72m²
Carport

Exquisite modernism-style villa which follows the latest tendencies in architecture. Open plan layout with large floor to ceiling windows and double height ceiling in the living room which allows **plenty of sunlight into the home all day long** and as such creating a bright, airy and spacious villa with a maximised indoor-outdoor flow. In addition, the use of the latest building techniques guarantees an **ecological and low maintenance home**.

The result is a **harmonious modern home** with a very **functional distribution**.

The developer offers a **wide range of designer fixtures and top quality materials for you to choose from** so that you can give your very own final touch to your new home.

Distribution over 2 floors

Ground floor:

Open plan kitchen with cooking island, breakfast area and storage room
Open plan dining and lounge area
En-suite master bedroom with walk-in closet
Hall, stairs and guest toilet
All areas have access to the spacious outdoors terraces and pool area

First floor:

Stairs and corridor
Second en-suite master bedroom with walk-in closet and private terrace
2 en-suite bedrooms with shared terrace overlooking the pool area

Lower floor (optional at € 117.000):

Machine room
Laundry room
Entertainment area / home cinema / lounge
Wine cellar
Gym
Spa area with sauna and jacuzzi
Bathroom
Guest toilet
Hall with wardrobes
Stairs

Completion time of the construction is between 10 to 12 months.

OTHER CHARACTERISTICS:

- Interior flooring: high quality cream marble flooring - tile size 40x60 cm
- Exterior flooring and terraces: Cream marble flooring - Tile size 40x60 cm, non-slip finish
- High Quality Aluminium carpentry profiles with CLIMALIT 6/14/4 windows
- Windows: tilt and turn hidden sash system with thermal break and security double-glazing.
- Main sliding doors with sunken frames - security double glazing
- Ceiling height in main living area of 2m80 with floor to ceiling windows
- 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 Berker B7 or similar
- LG aerothermal heating and air conditioning system
- Bathroom fittings by Roca, Taps by Grohe, tiling with Porcelanosa
- Swimming pool finished in white mosaic, includes exterior shower
- Downlights in the kitchen with warm or cold light
- ECO building with low energetic consumption
- Kitchen with Siemens electrical appliances

Optional extras

- Elevator
- Electric underfloor heating system for all bathrooms
- Suspended toilets
- Automated irrigation
- Domotic System
- Bioethanol Fireplace Ecosmart
- Upgrade to GAGGENAU appliances
- Underfloor heating system with hot water
- Cove Lighting in the livingroom
- Wine cellar
- Fireplace with TV
- Photovoltaic panels for self-consumption (90% daily consumption)
- Outside built Jacuzzi with LED multicolor light and hot water 4x3 m
- Heat pump for swimming pool + automatic cover
- Swimming pool automatic cover
- Swimming pool finishing with marble
- Chillout area with fireplace
- BBQ area with pergolas

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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