



Delightful new modern contemporary villa for sale near the Golf Valley, Nueva Andalucia, in prestigious gated urbanisation in Marbella - Benahavis

Marbella Area

🏠 House 📏 Plot 1669 m² 🏠 Built 359 m² 🏠 Terrace 325 m² 🛏 4 🚿 4 # Ref. 146837

🏠 2.700.000 €

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 included purchase costs.

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PROPERTY HIGHLIGHTS

- Located in a prestigious residential urbanisation, gated and with 24h security.
- Directly adjacent to an exclusive golf resort and the golf valley, close to amenities.
- Modern-contemporary architectural style, with functional and sustainable design.

THE LOCATION AND POSITION

- At the edge of the Golf Valley of Nueva Andalucia
- In a posh and peaceful residential area, gated and with 24h security, part of an exclusive golf resort.
- The villa is facing south east and set on a hillside position.
- Surrounded by an environment full of vegetation and an oasis of greenery formed by the many golf courses of the Golf Valley.
- Short driving distance to amenities and just a 10-minute drive to Puerto Banus, the Golden Mile, Marbella city centre.

THE VILLA

- Modern, stylish villa in contemporary design, with open plan spaces, maximising the outdoor-indoor flow and projecting lots of natural light into the villa.
- The villa aims to be harmonious fusion between the necessities and comforts of daily life with the beauty of nature and the Mediterranean climate.
- Functional and sustainable design, achieving maximum energy efficiency.
- The construction will be of the highest standards, using only the finest materials
- Distribution over 3 floors as follows:

Upper floor: en-suite master bedroom with walk-in closet, 2 guest bedrooms with a shared bathroom and a spacious living room, all enclosed by a large, partially covered terrace.

Ground floor: second en-suite master bedroom with walk-in closet, open social areas such as lounge, sitting and dining room, home cinema, games room guest toilet and kitchen, all with direct access to the very spacious terraces and garden.

Lower floor/basement: 2 parking spaces and large shell basement which can be customised.
Infinity pool.

Construction completion time is about 12 months.

Some other features and some building specifications (please ask us without obligation for more details):

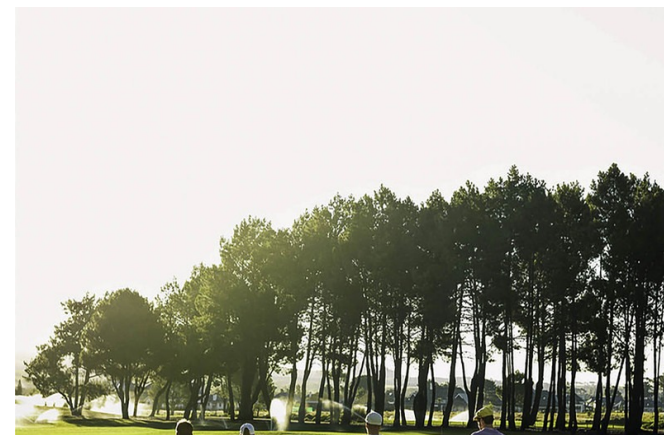
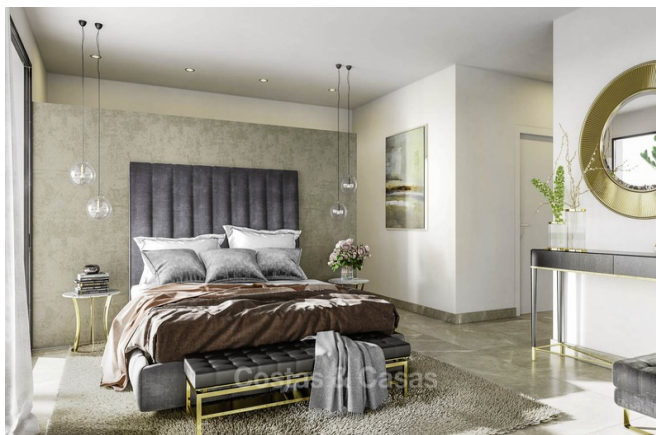
- Thermal glass.
- Sliding doors with invisible track (on the ground floor).
- Motorized shutters
- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.
- Porcelain floors
- Infinity swimming pool with salt water system and LED lighting.
- Finished in white mosaic. Includes exterior shower.
- Security system/ Light control/ Conditioning/ Mobile App to control everything.
- Fully fitted kitchen with Siemens appliances; vitro ceramic hob, extractor, oven, microwave, dishwasher, fridge / freezer. Washing machine/ Dryer.
- Built-in wine cooler.
- Bathroom sanitary ware by Villeroy and Boch (or similar). Including suspended hung toilets and taps by Hansgrohe (or similar).

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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