



**Impressive ultra-modern villa with amazing sea views for sale in Nueva Andalucia's Golf Valley, Marbella**

Marbella Area

🏠 House 📏 Plot 1700 m<sup>2</sup> 🏠 Built 589 m<sup>2</sup> 🏠 Terrace 419 m<sup>2</sup> 🛏 6 📶 6 # Ref. 148693

🏠 5.960.000 €

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.

## New avant-garde masterpiece villa with panoramic sea views for sale in the heart of the Golf Valley, Nueva Andalucia

### PROPERTY HIGHLIGHTS

- Contemporary uber-luxurious villa
- Panoramic sea, golf and mountain views
- In an exclusive residential district of Nueva Andalucia
- Surrounded by top notch golf courses
- Short drive to Puerto Banus, all amenities, international schools etc

### THE LOCATION

- Exclusive residential district of luxury properties in Nueva Andalucia
- In the heart of the Golf Valley, i.e. directly surrounded by 3 top-of-the-range golf courses (Las brisas, Los Naranjos and Aloha) with plenty of additional courses in the vicinity
- Privacy, tranquillity
- Only a short drive away from all amenities, restaurants, tapas bars, sports and leisure facilities
- 10 minutes to Puerto Banus, the beach and 12 minutes to Marbella town centre
- South orientation, with panoramic sea, golf and mountain views

### THE VILLA

- Sophisticated avant-garde luxury villa of masterpiece quality
- Contemporary architectural style at its finest, with clean, fluid lines, bold floor-to-ceiling windows and integration of natural stone, wood and marble
- Calming water feature wrapping the front of the property
- Huge manicured tropical garden with Andalusian native plants and several cosy entertaining and relaxation areas
- Fantastic views from many parts of the garden, terraces and indoor areas
- Top of the range outdoor BBQ, bar and al fresco dining area
- Very spacious open plan kitchen area with cooking island and breakfast bar and cutting edge fixtures and appliances, second separate service entrance for groceries etc
- Plenty of indoor relaxation and entertainment areas such as cinema room, wine cellar, games room, fully equipped gym, sauna and dressing rooms.
- Possibility to appoint additional rooms as per personal wishes
- Impressive, very spacious en-suite bedrooms with stunning views
- Distribution over 4 levels as follows, all connected with each other by a glass lift,

**Ground floor:** Entrance hall, guest toilet, stairs and lift, open plan kitchen with island, integrated dining and sitting area with direct access to the terrace and garden, home office, carport.

**Upper floor:** en-suite master bedroom with walk-in dressing room and private terrace, stairs, landing and lift, 3 en-suite bedrooms.

**Lower floor:** Garage for 3 cars, stairs, landing and lift, home cinema, gym, sauna, technical room, guest toilet, 2 en-suite bedrooms, laundry room, cloak room.

**Solarium/roof terrace**

*Some other features*

- Double glazing, security glass
- Glass elevator
- Fitted wardrobes
- Premium marble floors on main level and bathrooms
- Premium porcelain floors on basement level
- French oak wooden floors in bedrooms
- Solar panels
- Underfloor heating
- Air conditioning for cooling and heating by Daikin
- Siematic kitchen with Wolf and Gaggenau appliances
- Lutron Domotics
- Marantz home cinema
- Sauna
- Wine cellar
- Outdoor heated swimming pool
- Indoor garage for 3 cars + ample parking space on the driveway

***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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