



Tastefully refurbished rustic villa for sale in the heart of the Golf Valley in Nueva Andalucia, Marbella
Marbella Area

House Plot 1100 m² Built 566 m² Terrace 171 m² 5 5 # Ref. 148851

3.250.000 €

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 include purchase costs.

Splendid modern-mediterranean villa for sale in Nueva Andalucia's Golf Valley, Marbella

PROPERTY HIGHLIGHTS

- Completely modernized rustic style villa
- Open plan living concept
- High quality fixtures and fittings
- Great location, close to amenities, surrounded by golf

THE LOCATION

- In a quiet residential area in the heart of Nueva Andalucia
- Surrounded by top quality golf courses. The Los Naranjos, Las Brisas and Aloha courses are only a short buggy ride away. A plethora of additional golf courses are to be found in a radius of 5-10km.
- Amenities, several coffee shops and excellent restaurants are just a stone's throw away. A local supermarket can be reached in less than 2 minutes.
- Puerto Banus, its nice beaches and classy beach clubs, its designer shops and fine restaurants are only a 7-minute drive away, as is the large El Corte Ingles shopping mall.
- The Golden Mile with its 5 star resorts and associated facilities and amenities is also just 8 minutes away by car. The centre of Marbella is about 10 minutes away.

THE VILLA

- The original Mediterranean villa has been completely refurbished and brought to today's quality and style standards, using the best materials and finishes.
- South facing
- Total living concept, whereby living room, dining room and kitchen are fully integrated with a stylish fireplace being the only separation between these rooms.
- Large windows from floor to ceiling allow plenty of natural light to flow into the house and smoothen the transition between indoors and outdoors.

Distribution over 3 floors as follows:

Ground floor

- Carport for 2 cars
- Entrance hall, stairs and guest toilet
- 2 en-suite bedrooms
- Kitchen with island, breakfast bar and pantry/hidden kitchen with separate service entry.
- Integrated lounge area
- From the lounge and kitchen, direct access to the terraces with dining /BBQ area, chill out area and pool area

Upper floor

- Stairs
- En-suite master bedroom with walk-in dressing room and private terrace

Lower floor

- Hall, stairs and guest toilet
- Wine cellar
- 2 en-suite bedrooms
- Bar area and entertainment room/games room
- Laundry room

Some other features and specifications

- Air-conditioning for cooling and heating, by Daikin
- Electric underfloor heating throughout
- Ceramic tiles 120X120 Oak and 22cm hardwood floors indoors
- Antislip Ceramic tiles 120X60 outdoors
- Bathroom taps by Grohe
- Fully fitted kitchen with Miele cooking top, wine fridge, oven and microwave: and NEFF fridge, freezer and dishwasher
- Bosch washing machine and dryer
- Automatic irrigation system in the garden
- Salt water swimming pool with pre installation for heating



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