Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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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 €

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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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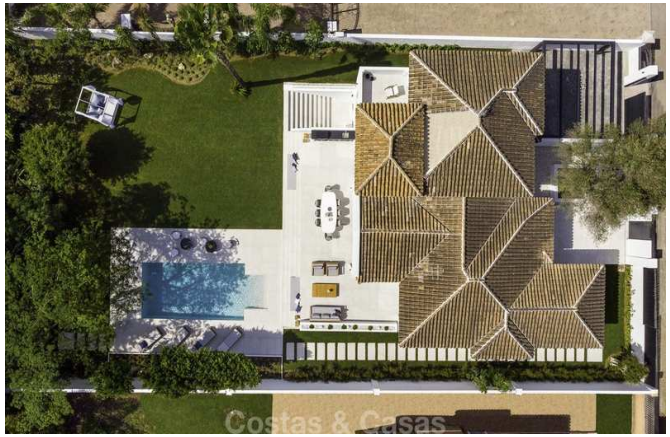
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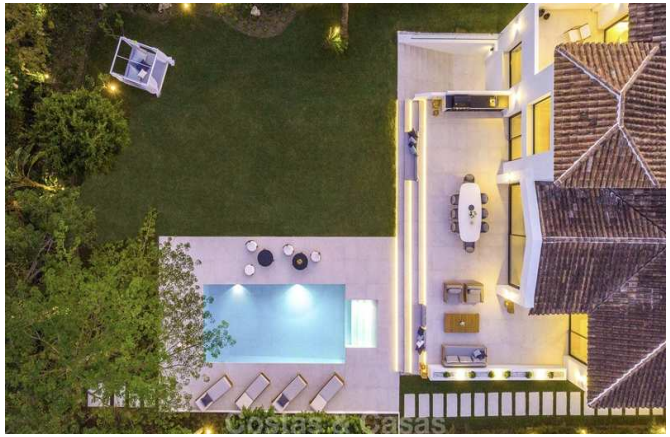
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