Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
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www.costas-casas.com







Ready to move into new modern luxury villa in gated and secured residential area for sale in Nueva Andalucia, Marbella. Open to reasonable offers!
Marbella Area

House | Plot 1118 m² | Built 293 m² | Terrace 79 m² | 4 to 5 | 4 to 5 | Ref. 151758 | **2.750.000 €**

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Luxurious modern newly built villa for sale, in a gated community in Nueva Andalucia, Marbella

OPEN TO REASONABLE OFFERS!

HIGHLIGHTS

- Privileged location in Nueva Andalucia in a gated secure residential area
- Within walking distance of amenities. Short drive to the beach and Puerto Banus
- Luxurious newly built villa with roof terrace with panoramic views
- Luminous open plan layout
- Southwest-oriented

THE LOCATION

- The villa is in a **gated residential area, secured by 24h. surveillance** and CCTV and **directly adjacent to the prestigious Real Club de Golf Las Brisas**.
- **Adjacent** you will find a **tennis club** and a **new Beach club with restaurant**.
- **A stone's throw away you will find a wide range of cafes, bars, restaurants, supermarkets and all kinds of amenities**.
- Close by is a large commercial centre.
- Puerto Banus is at a two minutes' drive away.
- The big advantage of this residential area is its location. **You can reach everything on foot**.

THE VILLA

- **High quality new build villa in modern style**
- Divided over two floors and a roof terrace
- View of the garden and from the **roof terrace with Jacuzzi you can enjoy panoramic views of the golf valley, the mountains and the sea** in the distance
- The plot amounts to approximately 1,100 m2 and the garden consists of a lawn and a large swimming pool
- **Glass veranda**
- The villa is **facing southwest** and enjoys the sun all day
- On the driveway there is parking space for at least half a dozen cars
- There is a detached garage with storage

The layout of the villa is as follows:

Downstairs:

- Spacious hall and guest toilet
- **Very spacious open plan living and dining** room with fireplace
- Open plan kitchen with Silestone sink and Neff white goods with Wi-Fi. There is a large cooking island with breakfast bar
- Veranda with dining room
- TV room with access to the garden
- Bedroom en-suite

Upstairs:

- Master bedroom en-suite with lounge, dressing room and private terrace
- 2 Bedrooms en-suite

Roof terrace:

- Equipped with Jacuzzi, sun loungers and solar panels, panoramic views

Some other features

- A lot of attention has been paid to the details
- Underfloor heating per zone
- Air conditioning for cooling and heating
- Solar panels for hot water
- High quality wardrobes with soft close system
- Extra-large (2 meter) bathroom tiles
- Custom-made front door
- **The villa is sold furnished**

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