



**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 m<sup>2</sup> 🏠 Built 293 m<sup>2</sup> 🏠 Terrace 79 m<sup>2</sup> 🛏️ 4 to 5 🗺️ 4 to 5 # Ref. 151758

🏠 2.750.000 €

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.

## 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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