



**Modern ecological villa for sale with golf views in exclusive residential area near Golf Valley in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📐 Plot 1142 m<sup>2</sup> 🏡 Built 339 m<sup>2</sup> 🏠 Terrace 116 m<sup>2</sup> 🛏 5 to 6 🚿 5 to 6 # Ref. 152006

💰 2.395.000 €

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## Contemporary, ecological villa for sale in exclusive neighbourhood in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Open plan Mediterranean style living concept
- Located near Marbella's Golf Valley in Nueva Andalucia
- Close to all amenities
- High quality materials are used creating an ecological property with a unique energy rating CEE A, saving energy consumption and 70% less CO2 emissions.
- Near completion

### THE LOCATION

- Surrounded by quality golf courses such as La Quinta, Los Naranjos, Las Brisas, Aloha Golf, etc.
- The villa is built in a quiet exclusive residential neighbourhood
- Restaurants and all amenities are at a few minutes' drive
- Puerto Banus, its beaches and stylish beach clubs, its designer boutiques and many restaurants are just a 7-minute drive away, as is the large El Corte Inglés department store.
- The Golden Mile with its 5-star resorts and associated facilities and amenities are also just an 8 minutes' drive away. The bustling centre of Marbella can also be reached within fifteen minutes.

### THE VILLA

- Southwest orientation
- New construction villa with beautiful design – completion planned for August 2020
- Cutting edge contemporary architecture
- Use of natural materials, advanced technology and high-quality finishes
- CEE A
- 70% Less CO2 emissions
- Energy savings
- Comfort and wellness
- Low-maintenance façade, no humidity absorption
- Allowing walls to breathe
- After sales service for the first 2 years and management of the property

### Distribution:

**Ground floor entrance level:**

- Entrance hall
- Open plan living- dining room and fully fitted kitchen
- Guest toilet
- Pantry
- Room high sliding doors leading to the spacious terrace and private garden with infinity pool
- Covered parking for 2 cars which could be enclosed in the future

**First floor:**

- Master bedroom suite with built in wardrobes
- 2 bedrooms with fitted wardrobes, sharing a bathroom
- All 3 bedrooms have direct access to a spacious terrace.

**Semi basement: space of 111m2**

- In this space you have a 2 bedrooms with full bathroom and a laundry room and lots of space to create a gym, a game room, wine cellar, home cinema, office etc.

**Some other features and specifications**

- Living room with fireplace
- Air conditioning hot and cold
- Under floor heating
- Storage room
- Domotics
- Covered parking for 2 cars

**For a detailed list of materials, specifications, floor plan and/or viewing, please contact us.**





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