



## Spectacular modern designer villa for sale, frontline golf in Nueva Andalucia, Marbella

Marbella Area

House 
 Plot 1500 m<sup>2</sup>
 Built 540 m<sup>2</sup>
 Terrace 300 m<sup>2</sup>
 6 
 6 
 # Ref. 152067

5.995.000 €

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## Beautiful modern designer villa for sale directly on the golf course in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Frontline golf, with open view over the golf course
- Southwest orientation
- Very luxurious villa with a beautiful Scandinavian interior
- Large heated swimming pool, sun deck, chill-out corner, outdoor kitchen
- Move in ready

### THE LOCATION

**Frontline golf** on one of the golf courses of Nueva Andalucia, with 5 other golf courses within a few minutes driving distance.

**Southwest orientated**

Just a few minutes' drive from the Aloha international college and the Aloha commercial centre with local amenities such as a supermarket, several cafes, and restaurants.

5 minutes' drive from the Centro Plaza commercial centre with a supermarket, restaurants and many other amenities.

To Puerto Banus and the beaches, it is about 7 minutes' drive and 10 minutes to the Golden Mile and Marbella centre.

### THE VILLA

**Excellently presented luxury villa** designed by an acclaimed architect and wonderfully **decorated by leading Scandinavian interior designers.**

**Beautiful landscaped garden with water features and a large heated swimming pool, sun deck, a beautiful chill-out area and outdoor kitchen.**

By using noble materials such as full oak and Italian exclusive materials, luxury is imbued with nature, giving the house a warm personality.

**Several cosy sitting areas with views over the garden towards the beautiful green adjoining golf course.**

The villa is **bright and airy and gives a very spacious impression** because it is flooded with natural light, partly thanks to the room-high windows and the open design.

**Italian bespoke design kitchen with Gaggenau white goods.**

Very elegant master bedroom en-suite with freestanding bath and walk-in closet on the upper floor, with direct access to the terrace.

In total there are 7 bedrooms and 6 bathrooms plus a guest toilet.

There is also a wine cellar, gym and home cinema.

- The villa is divided over 3 floors as follows:

Ground floor:

Water feature before entering the property.

Hall, guest toilet and stairs.

Sitting room.

**Spacious open plan kitchen** with cooking island and dining room with access to the terrace.

**Integrated spacious dining and living room with direct access to the very spacious covered terrace.**

**Garden with heated pool (12m x 6m) and sun deck.**

**Chill out sitting area.**

**Outside barbecue kitchen.**

Upper floor:

Staircase and landing

Spacious master bedroom with terrace. Large en-suite bathroom and walk-in closet.

3 additional bedrooms and 2 bathrooms, 1 en-suite and access to the terrace.

Lower floor:

Staircase

Wine cellar

Bathroom

Bedroom

Home cinema (3 x 1.8m screen)

Laundry room

Storage

Bedroom en-suite

Gym, sauna and toilet

Indoor garage for 2 cars (there is also a carport for 2 cars)

Technical room

## **Some other features and quality specifications:**

High-quality, maintenance-free Italian ceramic tiles

Underfloor heating throughout the house

Air conditioning for cooling and heating

Living room with a modern fireplace

Bathrooms with Dornbracht fixtures known for their quality and design

Furniture: Italian high-end brands

Tailor-made Italian cuisine with Gaggenau white goods

The wood used for the wardrobes, stairs, doors and bathrooms is full oak.

Alarm system





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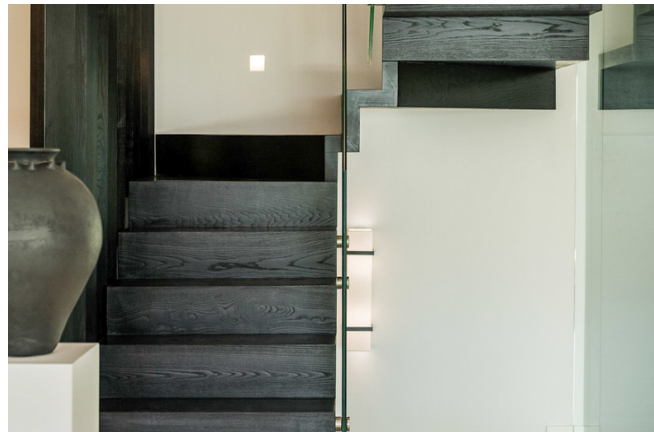
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