



Unique opportunity, elegantly renovated villa in the heart of the Golf Valley in Nueva Andalucia, Marbella. Close to Puerto Banus.
Marbella Area

🏠 House 📏 Plot 780 m² 🏠 Built 354 m² 🏠 Terrace 82 m² 🛏 5 to 6 🗺 5 to 6 # Ref. 152071

🏠 2.975.000 €

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.

Avant-garde design villa in highly sought-after residential neighbourhood of Nueva Andalucia with stunning sea views, Marbella

PROPERTY HIGHLIGHTS

- Sought-after location - Golf Valley
- Stunning views towards the Mediterranean Sea from the roof terrace
- Short walking distance to local amenities and the Puerto Banus marina and beaches
- Exquisite contemporary design
- High quality materials, accessories and finishes
- Mediterranean patio

THE LOCATION

- In the Golf Valley of Nueva Andalucia, in a pleasant, residential area scattered with luxury properties and all kind of amenities.
- Just a few minutes' drive to the most prominent golf courses in the Valley, namely Los Naranjos, Las Brisas and Aloha.
- Close to international schools.
- Close to several tennis clubs and gyms.
- **Within 750 meters of Puerto Banus and the beach via a flat road**, so it is also easy to cycle along to the Golden Mile, with its numerous beach restaurants and five-star resorts, to the centre of Marbella.
- **Excellent restaurants and tapas bars in the area. As well as supermarkets and other amenities.**
- Excellent connectivity with San Pedro and Marbella city, only 5 and 10 minutes away.

THE VILLA

- **Modern, Avant-garde style villa**
- Renovated and built with top quality materials and finishes
- **Southwest facing**, to enjoy the sun all day long
- Infinity pool with saltwater system, LED lighting and water features
- **Terrace with pergola and outdoor barbecue and bar**
- **Sun deck area**
- Grass garden

5 bedrooms (possibility to add another bedroom)
5 bathrooms
1 guest toilet

Plot size: 780m2
Built: 354m2
Terraces: 82m2
Garden: 176m2
Pool: 37m2
Garage spaces: 2

Distribution over 3 floors as follows:

Main floor:

- Spacious open plan living area with lounge and dining area, integrated fully fitted open plan kitchen with island and Gaggenau appliances.
- There is a stunning custom designed glassed and climatized wine display in the lounge.
- Three en-suite guest bedrooms with built in wardrobes and a guest toilet.
- Each room has direct access to the partly covered terraces, garden and beautiful 37m2 infinity pool.

First floor:

- Master suite with dressing room
- En-suite guest bedroom with built in wardrobe. Both rooms with direct access to the terrace.

Roof terrace

Some other features

- LG Aerothermal air conditioning and hot water system
- Underfloor heating throughout
- Interior floors in natural stone and porcelain stoneware
- Exterior floors with non-slip tiles from Keraben
- Solar panels
- Domotics (Security system, light control, mobile app for home automation control)



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