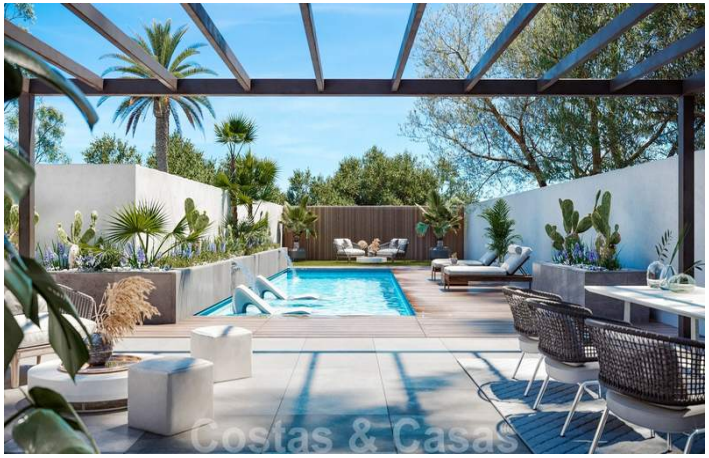
Costas & Casas
Marbella Real Estate

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

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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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