



**For sale, modern villa ready to move in, within walking distance to Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 915 m<sup>2</sup> 🏠 Built 581 m<sup>2</sup> 🏠 Terrace 496 m<sup>2</sup> 🛏 5 🚿 6 # Ref. 152064

🏠 2.650.000 €

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.

## New modern villa for sale within walking distance to Puerto Banus in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Within walking distance of amenities, beaches and Puerto Banus
- Move in ready
- Sea view from the first floor and the rooftop terrace

### THE LOCATION

- Situated in a cul-de-sac in a quiet residential area in the Golf Valley of Nueva Andalucia.
- **A 10-minute walk to numerous amenities and restaurants and 20 minutes from Puerto Banus and the beach.**

### THE VILLA

- Beautiful modern quality villa
- Villa built in 2019
- **South facing**
- **Sunny terraces, large swimming pool, pergola and manicured garden**

### Distribution

#### Ground floor:

- Hall with high ceiling
- Guest toilet and cloakroom
- **Spacious open plan living** and dining room with fireplace and fully equipped kitchen with Miele white goods
- Bedroom en-suite
- Direct access to the partly covered terraces, garden and swimming pool

#### First floor:

- Master bedroom en-suite with freestanding bath and dressing room
- Two en-suite bedrooms
- Spacious covered terrace with glass balustrade

#### **Solarium:**

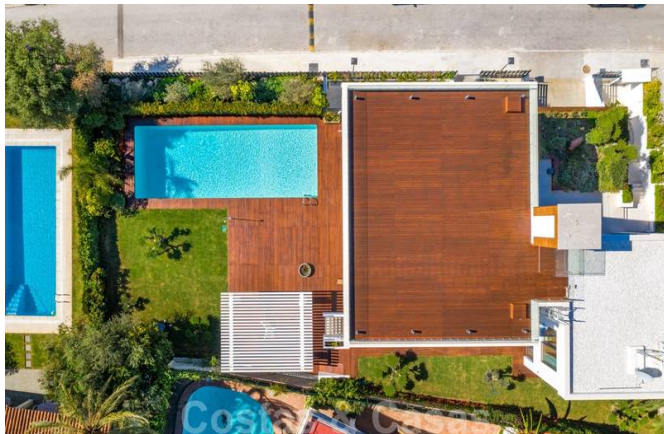
- Roof terrace of 162m<sup>2</sup> with glass balustrades
- **Panoramic views of the golf valley, Mount La Concha and the Mediterranean Sea**

#### **Lower level:**

- **Bedroom en-suite and second kitchen or separate flat**
- Storage spaces
- Multifunctional room for e.g. a game room, bodega or gym
- Spacious indoor garage for 3 cars

#### **Some other features**

- **Lift to all floors**
- Air conditioning for cooling and heating
- **Underfloor heating throughout the villa**
- Marbled and herringbone **parquet flooring**
- Wooden terrace on the ground floor and the solarium
- Alarm system
- Furniture: optional



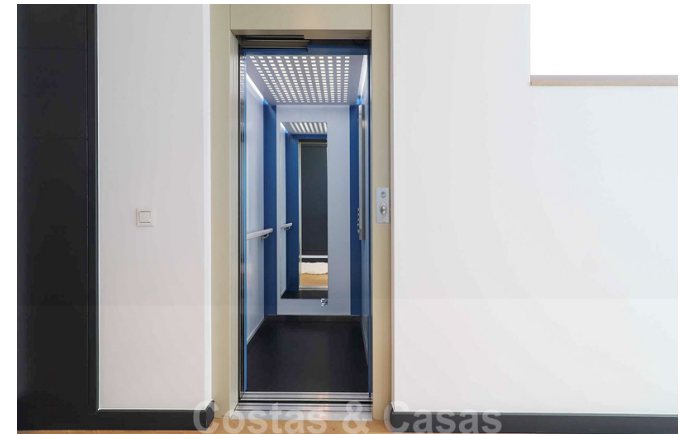
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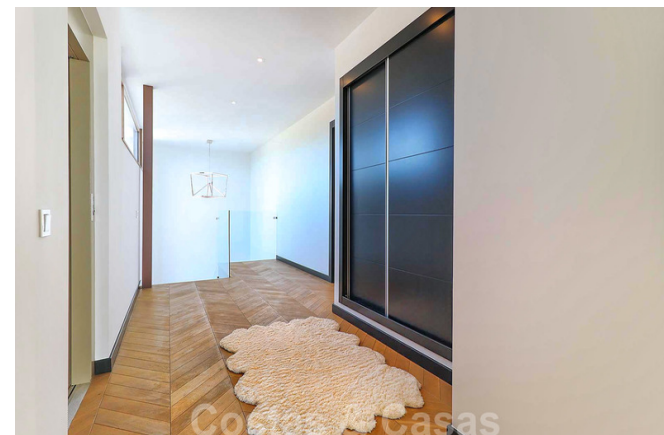
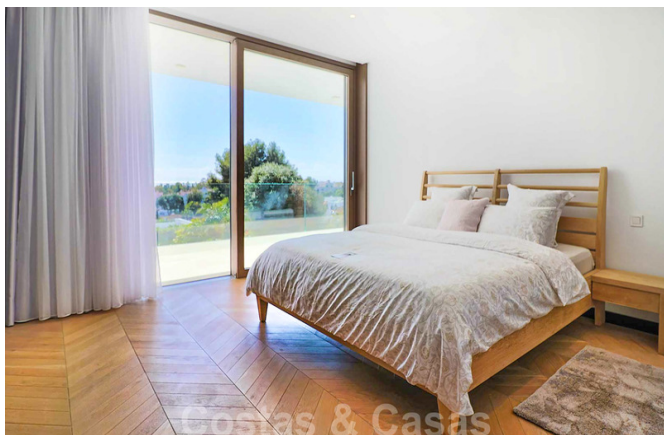
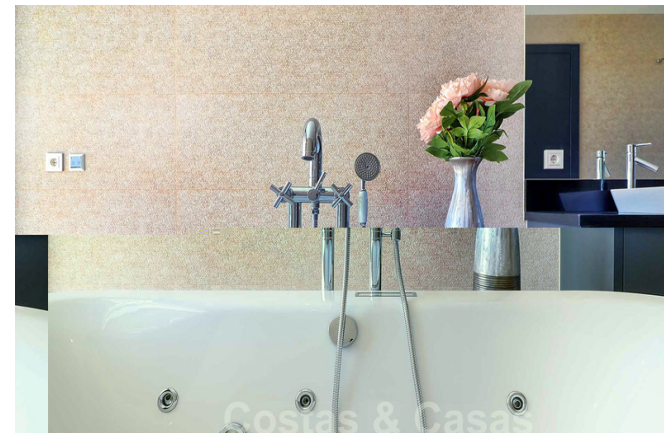
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