Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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

Marbella Area

House | Plot 915 m² | Built 581 m² | Terrace 496 m² | 5 | 6 | Ref. 152064

2.650.000 €

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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 162m2 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

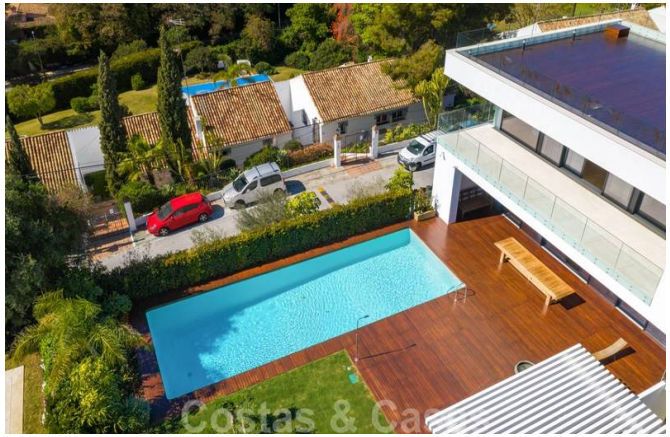
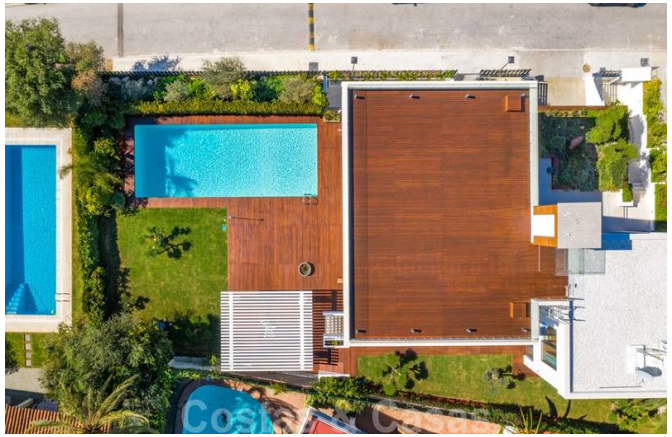
Some other features

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

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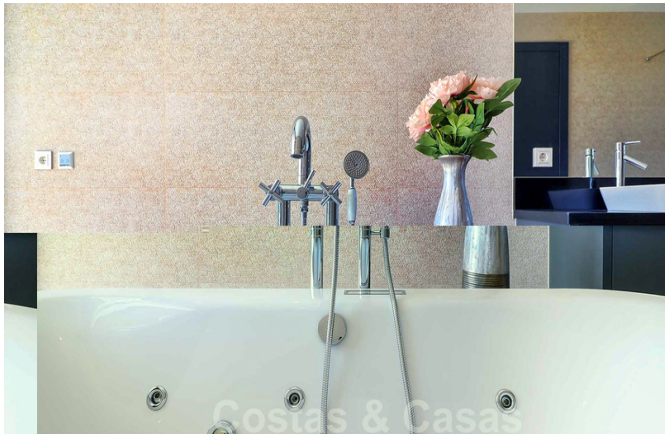
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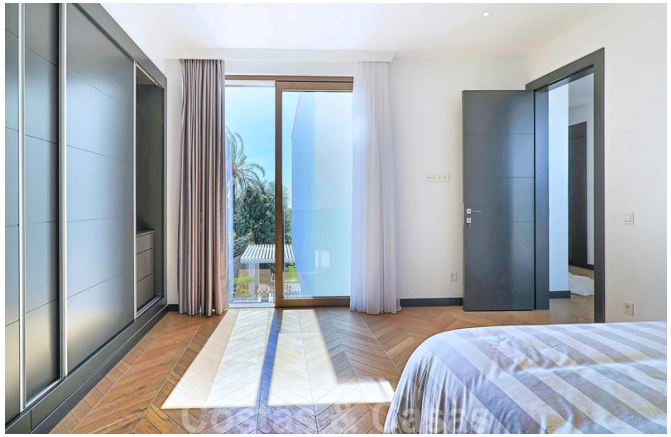
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