



Elegant new built villa for sale with beautiful views of the La Concha mountain in Nueva Andalucia - Marbella

Marbella Area

🏠 House 📏 Plot 835 m² 🏠 Built 299 m² 🏠 Terrace 209 m² 🛏 5 to 6 🚿 4 # Ref. 152111

🏠 2.250.000 €

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Contemporary design villa in highly sought-after residential neighbourhood in heart of the Golf Valley for sale in Nueva Andalucia - Marbella

PROPERTY HIGHLIGHTS

- Contemporary modern design
- **Walking distance to local amenities, Centro Plaza, Puerto Banus and the beach**
- Infinity swimming pool
- Rooftop solarium
- High quality materials and finishes

THE LOCATION

- In the heart of the Golf Valley of Nueva Andalucia, in a quiet, residential neighbourhood.
- Just a few minutes' drive to the most prominent golf courses in the Valley, namely Los Naranjos, las Brisas, Aloha and La Quinta.
- Close to international schools, sports facilities, designer outlets, fine dining and the excitement of Puerto Banus.
- Perfect area to take a bike ride or a nice walk.
- Easy connectivity with San Pedro, Puerto Banus and Marbella city, only 5 and 10 minutes away.

THE VILLA

- Contemporary style new villa
- Built with top quality natural materials such as wood and stone to give the villa character
- Gated access to the property
- The villa is surrounded by mature trees to maintain privacy yet provides open views to the mountains
- Car port for 2 cars
- Garden with native Andalusian plants, a beautiful water feature and an old olive tree to create a perfect oasis
- Swimming pool of 47m2
- Sun deck area
- Grass garden with mature vegetation
- 4 bedrooms
- 4 bathrooms
- 1 guest toilet

Plot size: 824m²
Built: 295m²
Terraces, partly covered: 304m²
Pool: 47m²
Carport: 2 cars

Distribution:

Main level

- Open plan living area with fireplace.
- Italian designed fully fitted kitchen with central island for cooking, wood effect storage units, floor to ceiling glass cabinet and high-quality MIELE appliances.
- Open plan dining room.
- Guest toilet.
- Direct access to lovely garden and partly covered terraces and infinity pool.

First floor:

- Master suite with dressing, floor to ceiling windows and wooden flooring. Direct access to wrap around terrace and stunning views towards the mountains and overlooking Nueva Andalucia.
- Two guest bedrooms with built in wardrobes share a beautiful bathroom with walk-in shower and high-quality fixtures and fittings and a terrace.
- On this level there are 2 areas which can be converted to a home office, a seating area or children's playroom.

Roof terrace with seating to enjoy the landscape.

Lower level – all with natural light and ventilation

- Home cinema room which can be transformed to an extra bedroom
- Full bathroom
- Double bedroom suite
- Climate controlled bodega
- Laundry room
- Technical room

Some other features

- Climate control for hot and cold air by Daikin
- Security system
- Front door with safety lock
- Large size ceramic tile flooring, wooden floors in the bedrooms
- Aluminium frame windows by Cortizo with double glazed panels
- Wine cellar
- Fireplace



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