



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 €

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.

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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