



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🚿 4 # Ref. 152110

🏠 3.295.000 €

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, renovated villa for sale in highly desired residential area in the heart of the Golf Valley in Nueva Andalucia - Marbella

PROPERTY HIGHLIGHTS

- Contemporary modern design
- Elevated position within cul-de-sac
- Villa all on 1 level plus basement with natural light
- Walking distance to local amenities and a wide variety of good restaurants and bars
- Swimming pool with large sundeck
- Outdoor kitchen with BBQ
- Great mountain views

THE LOCATION

- In the heart of the Golf Valley of Nueva Andalucia, in a quiet, residential neighbourhood.
- **Walking distance to local amenities and a wide variety of good restaurants and bars**
- At a short 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 including the famous Manolo Santana Racquet club, various supermarkets, design boutiques, fine dining and the Puerto Banus marina.
- 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

Fully renovated, contemporary style villa
Renovated with top quality materials
Southeast orientation
Spacious sun deck in synthetic wood
Grass garden with mature vegetation

4 bedrooms
4 bathrooms
1 guest toilet

Plot size: 1,151m²

Built: 371m²

Terraces, partly covered: 230m²

Swimming pool with mosaic tiles: 33m²

Car port for 2 cars: 41m²

Distribution:

Main level

- On entering the property, we find a car port for 2 cars.
- The villa is spread across one floor for practicality and comfort.
- Open plan living room with a bioethanol fireplace.
- Floor to ceiling high windows providing lots of natural light.
- A large dining table is positioned in the centre of the room and provides seating for 8 people.
- Open kitchen from DANESPAN with sleek white contemporary cabinets with central island with the use of wood to soften the modern units. MIELE appliances.
- 4 Generous en-suite bedrooms and a guest toilet. The master suite comes with a dressing room and the bathroom has dual ceramic sinks, a bathtub and a walk-in shower. This suite has lovely views to a private garden area with seating.
- The other 3 bedroom suites come with built in wardrobes and also enjoy their own private terraces.
- There is also a separate laundry room.
- Great outdoor kitchen with porcelain countertop with integrated sink and tap. Grand Hall 5 burners gas fireplace. Pre-installation for fridge.
- The garden has been designed by a well-known landscaper. Automatic irrigation system. Bermuda grass. Garden lighting incorporated to Lutron light control system.

Lower level – all with natural light and ventilation.

- Gym: 39m²
- Playroom: 16m²

Some other features

- Italian Porcelanic tiles 120x120cm in main room and terraces
- Wooden flooring in whitened oak in the bedrooms
- Villeroy & Boch sanitary wear
- Independent climate control per room for cooling and heating - Daikin
- Water underfloor heating (electric in bathrooms) – Daikin Altherma
- Lutron Lighting system
- Pre-installation for Sonos sound system for audio in each room
- Paradox alarm installation with interior sensors
- Pre-installation for pool heat pump and thermal cover
- Hidden storage solutions
- Laundry room with hidden exterior drying area
- Fireplace



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🚿 4 # Ref. 152110

🏠 3.295.000 €

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.



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🚿 4 # Ref. 152110

🏠 3.295.000 €

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 included purchase costs.



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🗺 4 # Ref. 152110

🏠 3.295.000 €

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 included purchase costs.



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🗺 4 # Ref. 152110

🏠 3.295.000 €

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 included purchase costs.



Stylish renovated villa for sale with beautiful views of the mountain range in Nueva Andalucia - Marbella, walking distance to amenities

Marbella Area

🏠 House 📏 Plot 1151 m² 🏠 Built 371 m² 🏠 Terrace 230 m² 🛏 4 🚿 4 # Ref. 152110

🏠 3.295.000 €

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.