







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







3.295.000 €



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 quest 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: 39m2Playroom: 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















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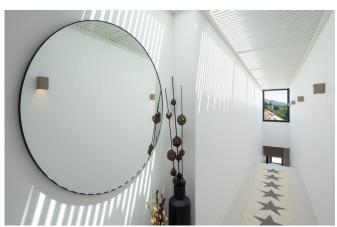












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