



Last villa! Contemporary modern newly built villa with sea views for sale in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📐 Plot 1302 m² 🏡 Built 597 m² 🏠 Terrace 170 m² 🛏 5 🚿 4 # Ref. 152163

💰 3.195.000 €

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.

Beautiful modern contemporary villa for sale in Nueva Andalucia in Marbella

Please note: from photo no. 4 they are photos of the sold show villa.

HIGHLIGHTS

- **Boutique project of 5 detached villas, of which only 1 left for sale.**
- Open plan Mediterranean living concept
- High quality materials and fixtures
- Located in Marbella's golf valley of Nueva Andalucia, close to all amenities

THE LOCATION

- In a quiet residential area in the heart of Nueva Andalucia
- Surrounded by top quality golf courses. The Los Naranjos, Las Brisas and Aloha golf courses are just a short buggy ride away. An abundance of additional golf courses can be found within a radius of 5-10km.
- Several amenities, restaurants and a local supermarket are just a few minutes' drive away.
- Puerto Banus, its beaches and stylish beach clubs, its designer boutiques and many restaurants are just a 7-minute drive away, as is the large El Corte Inglés department store.
- The Golden Mile with its 5-star resorts and associated facilities and amenities are also just an 8 minutes' drive away. The bustling centre of Marbella can also be reached within fifteen minutes.

THE VILLA

- Boutique project of 5 detached villas, of which only 1 left for sale.
- **Each villa is unique and is built in a contemporary modern style.**
- Built on a slight slope, the villa overlooks the golf valley and La Concha mountain towards the Mediterranean Sea.
- **Natural stone and ceramics complement the clean lines of the villa and create a striking aesthetic.**
- The plot has 1,302m² and has a lovely, landscaped garden, south facing partly covered terraces and a 12 x 4m swimming pool bathed in the sun.
- **Spacious terrace of natural sandstone offers many outdoor seating areas all year around.**
- A wooden composite pool terrace is perfect for lazy summer days while overlooking the La Concha mountain and the sea.
- The villa offers a "**total Mediterranean living concept**" with an optimal use of each space, where the **living-, dining room and kitchen merge completely into one another.**
- **Large floor to ceiling windows** provide plenty of natural light in the house and, together with the natural stone floors, **ensure a seamless transition between inside and outside.**

- The **open plan kitchen** with wooden panels adds warmth to the chic Scandinavian-style interior. The long cooking island offers plenty of workspace and can be used easily as a breakfast bar.
- There are **5 full sized bedrooms with 5 bathrooms**.
- From the living area a floating wooden staircase leads to the first floor which is reserved for the **Master bedroom en-suite with a large walk-in wardrobe and a private terrace with panoramic views**.
- The master bedroom is decorated in neutral colours and a warm wooden floor.
- The bathroom has a walk-in shower and freestanding bathtub.
- The ground floor includes an en-suite bedroom, a laundry room, storage room, **entertaining area and a multipurpose room**.

The Villa

Plot: 1,302 m2

Total built area: 597 m2

Covered terrace: 56 m2

Open terrace: 114m2

Swimming pool: 48 m2

Bedrooms: 5

Bathrooms: 5+1

Some other features and specifications

- Air conditioning for cooling and heating, brand Daikin
- Underfloor heating based on water by means of a heat pump and electric underfloor heating in the bathrooms.
- Living room with fireplace
- Porcelain ceramic tile floors 120X120
- Oak floor in the bedrooms
- Pre-installation alarm system
- Pre-installation home automation
- Utility and laundry room
- Fitted wardrobes
- WiFi
- Lift
- Carport

For a detailed list of specifications, floor plans and/or desired viewing please contact us



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