



Ready to move in modern villa for sale within walking distance to amenities and Puerto Banus in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 2060 m² 🏠 Built 638 m² 🏡 Terrace 96 m² 🛏 6 🚿 6 # Ref. 152188

💰 3.995.000 €

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.

Modern design villa for sale, within walking distance to Puerto Banus in Nueva Andalucia, Marbella

SOLD.

HIGHLIGHTS

- Within walking distance of amenities and Puerto Banus
- Move in ready
- Large L-shaped pool, jacuzzi and chill-out seating area

THE LOCATION

- Situated at the end of a cul-de-sac in a quiet residential area in the Golf Valley of Nueva Andalucia.
- **Just 2 minutes' walk to the nearest shops, supermarkets, pharmacy and restaurants, 5 minutes to more amenities and 20 minutes to Puerto Banus.**
- Just a few minutes' drive to several golf courses, international school and Puerto Banus and the beaches.

THE VILLA

- Beautiful modern quality villa
- Villa built in 2019
- **Southwest orientation**
- Sunny floating terraces
- **Large L-shaped swimming pool, outdoor jacuzzi, chill-out seating area, manicured garden and roof terrace**
- View of the La Concha mountain
- 6 bedrooms, 7 bathrooms including guest house

Distribution

Ground floor:

- Hall and guest toilet
- Spacious open plan living and dining room with fireplace and fully equipped Gunni & Trentino design kitchen with Gaggenau appliances

- 2 Bedrooms en-suite
- Direct access to the partly covered terraces, garden and swimming pool

First floor:

- Master bedroom en-suite with freestanding bath, dressing room and private terrace
- Two en-suite bedrooms
- Spacious covered terrace with glass balustrade and open view

Solarium:

- Roof terrace with glass balustrades, dining- and chill-out area
- Panoramic views of the golf valley and the La Concha mountain

Lower floor:

- **Guest or staff accommodation with bedroom en-suite, lounge and kitchenette**
- Storage areas
- **Home cinema**
- **Gym**
- **Wine cellar**
- Spacious indoor garage for 6 cars

Some other features

- Driveway with parking for 2 cars
- Air conditioning for cooling and heating
- Underfloor heating throughout the villa
- Marble and parquet floors



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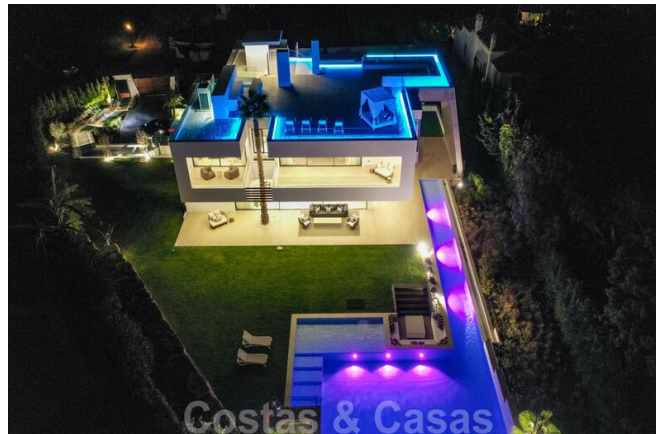


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