Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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 €

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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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