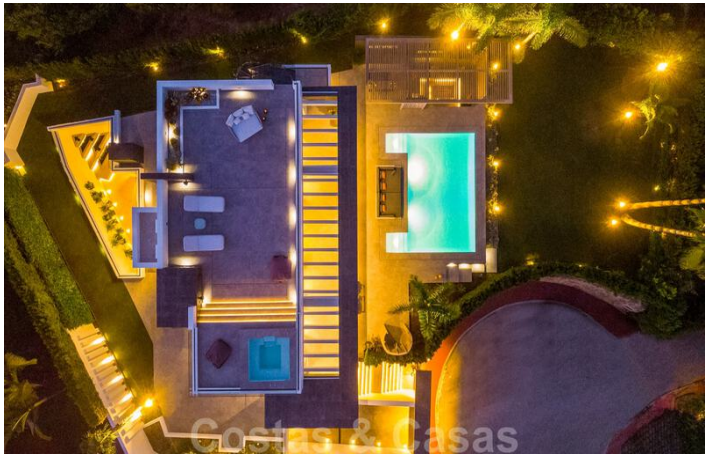
Costas & Casas
Marbella Real Estate

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







Modern design villa for sale in the heart of Nueva Andalucia, Marbella

Marbella Area

House | Plot 960 m² | Built 520 m² | Terrace 180 m² | 5 | 5 | Ref. 152207

3.695.000 €

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Sleek design villa in highly sought-after residential area in the heart of the Golf Valley for sale in Nueva Andalucia - Marbella

HIGHLIGHTS

- Sleek modern design
- Walking distance to local amenities (1 km), Centro Plaza, Puerto Banus and the beach (3 km)
- Swimming pool with lounge area, outdoor kitchen and sunken sitting area with fireplace and pergola
- Solarium with jacuzzi from which a lovely open view

THE LOCATION

- In the heart of the Golf Valley of Nueva Andalucia, in a quiet, residential area. At the end of a dead-end street.
- Just a few minutes' drive from the most prominent golf courses in the Valley, namely Los Naranjos, las Brisas, Aloha and La Quinta.
- Close to international schools, sports facilities, designer boutiques, good restaurants and the Puerto Banus marina.
- **At about 1 km walking distance from supermarkets and amenities.**

THE VILLA

- **Recently built villa in a sleek yet warm style**
- **South facing**
- **Roof terrace with jacuzzi and glass balustrades, with views over the golf, La Concha mountain and the sea in the distance.**
- Built with top quality natural materials to give the villa character.
- **Open plan living room**
- Sliding windows from floor to ceiling
- Indoor garage and car park
- Manicured garden
- **Large swimming pool with lounge area**
- **Outdoor kitchen with bar**
- **Recessed sitting area with fireplace and pergola**
- 5 bedrooms
- 5 bathrooms

Distribution:

Ground Floor

- Open plan living space with fireplace.
- Fully equipped kitchen with central cooking island.
- Direct access to beautiful garden and partly covered terraces.

First floor:

- Master bedroom with en-suite bathroom, separate toilet and a spacious dressing room. Direct access to the terrace and stunning views of the La Concha mountain towards the sea.
- Two bedrooms with fitted wardrobes share a beautiful bathroom with walk-in shower and high quality furnishings and a terrace.

Roof terrace with a jacuzzi to enjoy the landscape

Lower floor - all with natural light and ventilation

- 2 Bedrooms
- 1 bathroom
- Laundry room
- Gym
- Sauna
- Wine cellar
- Sauna
- Technical room
- Indoor garage

Some other features

- Intelligent home automation system
- Air conditioning for cooling and heating
- Underfloor heating
- Marble floors

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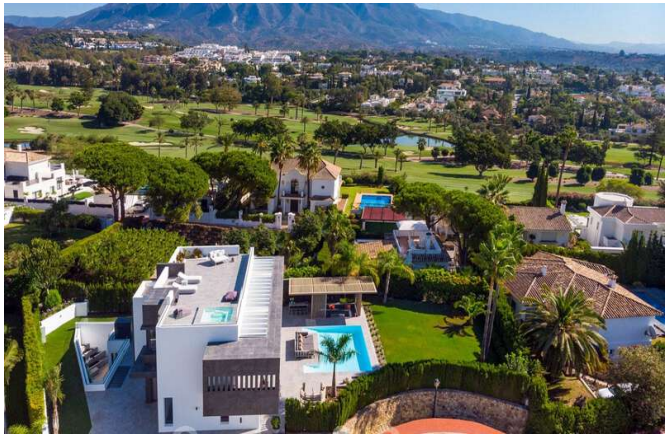
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