



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 €

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.

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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