



Ready to move in modern design villa for sale in Nueva Andalucia - Marbella, at a stone's throw from amenities

Marbella Area

🏠 House 📏 Plot 1023 m² 🏠 Built 502 m² 🏠 Terrace 267 m² 🛏 4 🚿 6 # Ref. 152279

🏠 4.695.000 €

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 modern villa with a warm homely feel for sale in highly sought-after residential area in the heart of the Golf Valley in Nueva Andalucia - Marbella

SOLD

HIGHLIGHTS

- Sleek modern design with a warm contemporary interior
- Fully furnished by renowned interior designer Pedro Peña
- Ground floor in an elevated position
- Villa on 2 levels plus ground floor with natural light and ventilation and a stunning roof terrace with lounge, barbecue and Jacuzzi
- Steps to local amenities and a wide variety of good restaurants and bars

THE LOCATION

- In the heart of the Golf Valley of Nueva Andalucia, in a quiet residential area
- **Walking distance to local amenities and a wide variety of good restaurants and bars**
- A short drive from the most prominent golf courses in the Valley
- Close to international schools, sports facilities, several supermarkets, designer boutiques, good restaurants and the marina of Puerto Banus
- Perfect area for cycling or taking a nice walk
- Easy connection to San Pedro, Puerto Banus and Marbella town, only 5 and 10 minutes away

THE VILLA

Cosy design villa with emphasis on entertaining

Top quality materials and finishing

Southwestern orientation

Saltwater swimming pool with adjoining spacious terrace and lawn

4 bedrooms

6 bathrooms

1 guest toilet

Plot size: 1.023m²

Built: 502m²

Terraces, partially covered: 267m²
Swimming pool
Parking for 2 cars

Layout:

Downstairs (Street level):

- Parking for 2 cars, lots of storage space, hall and a bathroom.
- The spacious ground floor is furnished with a cocktail bar, billiards, game table, spacious sitting area and TV.

Ground Floor

- Spacious bright hallway
- Spacious open plan living room with fireplace and Boffi kitchen with cooking island and integrated dining table
- Spacious covered terrace with built-in cupboards and countertop with hot plate
- Open terrace, swimming pool and garden
- 2 spacious en-suite bedrooms and a guest toilet. One bedroom has an office space

First floor

- Hallway with bathroom
- The master suite has a dressing room and the bathroom has double sinks, a bathtub and a walk-in shower. Adjacent is a spacious L-shaped terrace
- The second bedroom is also en-suite and has a private terrace

Solarium

- On the roof terrace there is a partly covered lounge area, a dining table for 8 people, a barbecue and countertop with sink and a built-in Jacuzzi

Some other features

- Room-high windows allow for plenty of natural light
- Recessed window profiles
- Cove lighting
- Cream-coloured marble tiles (100x100cm) in the living area
- Ceramic tiles (120x120) on the terraces
- Villeroy & Boch and Duravit sanitary ware
- Boffi kitchen with Miele appliances and utility room
- Independent climate control per room for cooling and heating
- Underfloor heating - Daikin Altherma
- Sonos sound system
- Domotics system KNX
- Alarm system with cameras
- Custom made built-in closets by Pedro Peña



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