Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## 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 €**

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# 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

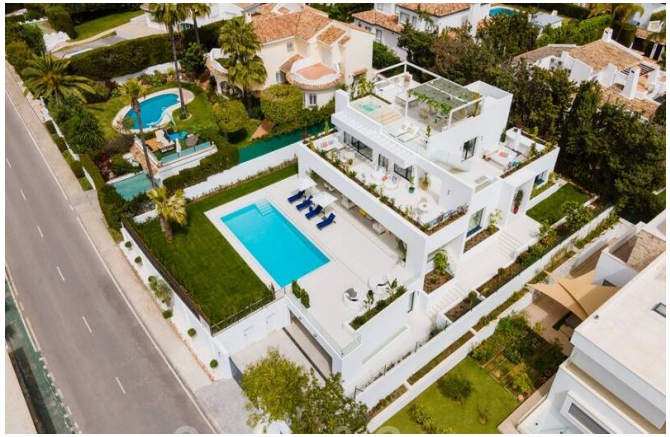
- On the roof terrace there is a partly covered lounge area, a dining table for 8 people, a barbecue and countertop with sink and a built-in Jacuzzi

## 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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