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 luxury villa for sale in a gated residential area in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1010 m² | Built 486 m² | Terrace 297 m² | 5 | 5 | Ref. 152353

2.995.000 €

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Ready to move in contemporary luxury villa for sale in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Gated residential area in Nueva Andalucia's Golf Valley
- Luxury villa in a stunning contemporary style
- South facing
- Roof terrace with jacuzzi and views of the mountains, golf and sea
- Pool house with outdoor kitchen
- Ready to move in

THE LOCATION

The villa is part of a **well maintained, secure residential area** made up of 18 villas of similar status, in the heart of Nueva Andalucia's exclusive Golf Valley.

The villa is right next to a renowned golf course, accessible by a short walk or buggy ride. No fewer than 7 beautiful golf courses are located in the immediate vicinity and are only a very short drive away.

The location is quiet and safe, yet close to amenities, many leisure facilities and only a 5 minute drive to the stylish and lively resorts of Puerto Banus and Marbella.

THE VILLA

Plot size: 1,010 m2
Built area: 486m2
Terraces: 297m2
5 en-suite bedrooms
1 guest toilet
Private pool

An eye-catching and maintenance-friendly contemporary villa, at the forefront of the latest trends in architecture, functionality and design.

Finished to the highest standards, in **open plan layout, with large floor-to-ceiling sliding windows creating light and airy spaces and a natural stone floor, both inside and out, allowing a seamless transition from inside to outside.**

Main features:

- **Gated secure residential area of ??18 modern villas**
- Located in the golf valley of Nueva Andalucia
- Short drive to all amenities, the beach, the Golden Mile and Puerto Banus.
- Manicured garden with turquoise pool
- **Pool house with outdoor kitchen**
- Open plan living space with fireplace
- Open plan fully equipped kitchen with cooking island
- **Large floor-to-ceiling sliding windows**
- **Natural stone floors (60x60) both inside and outside**
- 5 bedrooms en-suite, guest toilet
- **Elegant and minimalist interior design**
- Noble materials employed
- Designed in a contemporary architecture

Layout

Ground floor

- Staircase
- Open plan living and dining room with gas fireplace
- Open plan fully equipped kitchen with cooking island with seating area
- Bedroom en-suite
- Spacious covered terrace
- Open terrace
- Garden and swimming pool
- Pool house with outdoor kitchen

Upper floor

- Master bedroom en-suite with free-standing bath, double shower and spacious walk-in closet
- Bedroom en-suite
- Hall
- Spacious partly covered terrace
- Partial sea view

Lower floor

- Indoor garage for 2 cars and driveway
- Games room consisting of a home cinema, gym and lounge
- Bedroom en-suite
- Laundry room
- Guest toilet

Roof terrace

- Spacious roof terrace with a built-in jacuzzi, from which beautiful views of the La Concha mountain, the golf valley and the Mediterranean Sea.

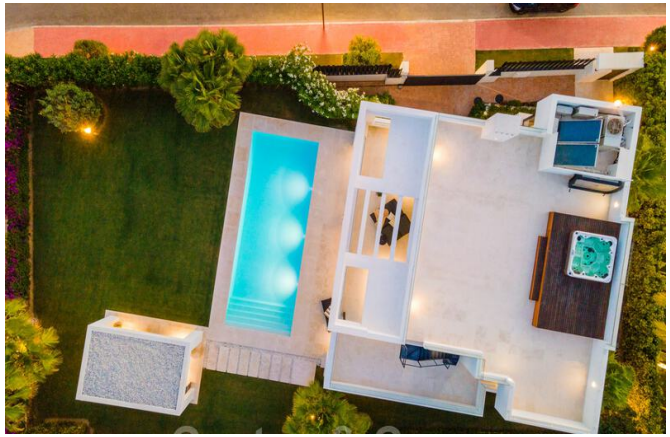
Other characteristics

- Glass balustrades
- Air conditioning for cooling and heating
- Underfloor heating on the ground floor and top floor
- Music System
- Home automation:
    - iPad control:
        - Outdoor and indoor lighting, facade, garden and swimming pool
        - Underfloor heating
        - Air Conditioning
    - Music installation
    - Wifi: 4 wifi points around the villa
    - Alarm
- Lighting and automatic garden irrigation
- Pre-installation heating pool
- Alarm system
- Villeroy & Boch bathrooms, Hansgrohe mixers
- Phone video input
- Hot water tank (300 L) with solar panels
- Jacuzzi on the sun terrace
- Facilities of the complex:
    - Maintenance and repair of the external installations
    - Closed complex with barrier and permanent security
    - Security cameras around the urbanization

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