



**Very spacious luxury villa for sale in a Mediterranean style with a contemporary design interior in the Golf Valley of Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 2475 m<sup>2</sup> 🏠 Built 901 m<sup>2</sup> 🏠 Terrace 204 m<sup>2</sup> 🛏 6 🚿 6 # Ref. 152383

💰 9.500.000 €

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## Cozy luxury villa in a Mediterranean style with a contemporary interior for sale, in the golf valley of Nueva Andalucia in Marbella

### SOLD

### PROPERTY HIGHLIGHTS

- Exclusive, coveted location
- Surrounded by golf courses and with sea and mountain views
- Close to amenities, Puerto Banus, Golden Mile and Marbella town
- Very spacious luxury villa with many leisure areas
- Highest quality materials and workmanship
- Contemporary design interior by Pedro Peña

### LOCATION

- On one of the best plots in an **exclusive, sought-after residential area**.
- Second line golf course, situated in an **elevated position**.
- Southeast and **south oriented**
- In the heart of Nueva Andalucia's golf valley.
- **Buggy drive away from the renowned Las Brisas, Los Naranjos and Aloha golf courses** and with numerous additional top class golf courses just a short drive away.
- **Minutes from local amenities** and several restaurants.
- 10 minutes drive to the center of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to the center of Marbella.

### THE VILLA

The villa in numbers:

Plot: 2.475m<sup>2</sup>

Built area: 901m<sup>2</sup>

Terraces: 204m<sup>2</sup>

Swimming pool: 90m<sup>2</sup>

Garage for 2 cars and parking

Bedrooms: 6

Bathrooms: 6

Guest toilets: 3

3 floors

- **Lush mature garden in a Provencal and Andalusian style, offering total privacy.** Includes two impressive vertical gardens, olive and orange trees.
- **Large heated bohemian chic swimming pool with lounge area and bar.**
- Barbecue area on a sandy floor with uniquely designed furniture from Mexico.
- Spacious open and covered terraces.
- The super spacious villa enjoys glorious views across the Golf Valley towards the Mediterranean and east towards the iconic La Concha mountain peak.
- **The villa is very luxuriously designed and equipped**, contains 6 spacious bedrooms including a spectacular master suite.
- Several areas provide relaxation and entertainment.
- The **bespoke designer kitchen**, which can be closed with sliding doors, is a testament to quality and attention to style.

## The attractive villa is spread over 3 floors as follows:

### Ground floor:

- Garage for 2 cars and spacious outdoor parking
- Entrance hall, stairs, guest toilet
- **Spacious and bright open plan living space** with a modern fireplace
- Custom-made designer kitchen with a cooking island and a breakfast bar and equipped with Gaggenau equipment.
- Direct access to the covered and open terraces and the 90m2 heated swimming pool in the garden.
- 2 en-suite bedrooms with access to a private terrace and the garden

### Upper floor

- Landing and stairs
- Master suite with double height ceiling, freestanding bath, walk-in closet and private terrace.
- Second suite with private terrace
- En-suite bedroom with fitted wardrobes

### Basement

- The basement area is divided into two parts
- 1st part:
  - Chic staircase
  - Fully equipped Technogym
  - Elegant TV room
  - State-of-the-art Spa with sauna, steam bath and massage room.
- 2nd part:
  - Bedroom en-suite
  - Billiard room
  - Air-conditioned wine room
  - Laundry room
  - Garage
  - Machine room

## Some other features

- **Underfloor heating throughout the villa.**
- Air conditioning for cooling and heating.
- Italian outdoor ceramic tile floors combined with retro Mediterranean ceramic tiles from Florence designed for this pool.
- **Natural stone floors for the living areas and covered terraces.**
- Indirect lighting.
- Garden lighting.
- Heated saltwater pool with a powerful filter system for quick cleaning and the option of installing a cover.
- Wooden window frames with tilt and turn windows with safety glass and sun protection.
- Water-resistant MDF doors with concealed hinges.
- Sanitary with sound insulation.
- Villeroy & Bosch floating toilets
- 3 drinking water tanks of 1,000 liters each
- Self-cleaning water filter and lime scale remover.
- **State-of-the-art home automation with integrated video intercom and data network.**
- Sound system.
- **Sophisticated security system** with sensors, cameras and CCTV.
- Interior design in collaboration with the renowned Pedro Peña and featuring works of art by internationally renowned artists.





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