



Phenomenal, contemporary, new luxury villa for sale in the heart of Nueva Andalucia's Golf Valley in Marbella. Highly reduced in price!

Marbella Area

🏠 House 📏 Plot 2104 m² 🏠 Built 921 m² 🏠 Terrace 156 m² 🛏 6 🚿 6 # Ref. 152446

💰 6.990.000 €

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.

New, exceptional, modern designer villa with infinity pool for sale in the Golf Valley of Nueva Andalucia in Marbella

PROPERTY HIGHLIGHTS

- Exclusive, highly desirable location.
- Surrounded by golf courses and overlooking the golf valley.
- Close to amenities, Puerto Banus, Golden Mile and Marbella centre.
- Spacious villa with large rooms and many leisure and entertainment areas.
- Spectacular infinity pool.
- Ready to move in.
- Highly reduced in price and still including furniture.

THE LOCATION

- A prime location in a unique, privileged residential community.
- Second line golf position, on an elevated plot of over 2,100m².
- A short drive from the famous golf courses of Las Brisas, Los Naranjos and Aloha.
- Local amenities and several restaurants can be reached in minutes.
- The centre of Puerto Banus is a 10-minute drive away, the Golden Mile 12-minute, and the centre of Marbella is a 15-minute driving distance.

THE VILLA

- The fantastic villa offers **breath-taking views southwest across the Golf Valley to the Mediterranean Sea** and east to the scenic La Concha mountain.
- The concept is created by the **massive, double-height entrance hall**, which leads to a **large open living space**, the **floor-to-ceiling windows** that richly illuminate the rooms, and the unique water features.
- Very luxuriously designed to the highest standard with elegant bedrooms and stylish bathrooms decorated with marble stone.
- The **enormous living room with double-height ceiling and modern fireplace** connects with the dining area.
- The entire unit is masterfully furnished with extremely quality furniture pieces and offers direct access to the covered and open terraces.
- The lower floor has **several multifunctional rooms** including a large relaxation room with TV.
- The impressive villa is divided into 3 floors as follows:

Ground floor:

- Carport for several cars, parking and entrance.

- Hallway, staircase, guest toilet.
- **Spacious designer kitchen with a cooking island and breakfast bar.**
- Open plan living space with direct access to the spacious covered and open terraces and the **exceptional pool.**
- In the garden adjoining the pool is a **cosy recessed seating area with water feature and fire pit.**
- 2 bedrooms en-suite.

First floor:

- Landing and staircase.
- Bedroom en-suite with walk-in closet and covered terrace.
- 2 bedrooms en-suite with walk-in closet and open terrace.

Lower floor:

- Staircase.
- En-suite bedroom with dressing room.
- Guest toilet.
- Garage for 3 cars.
- Laundry room
- Storage
- Technical rooms
- **Large relaxing area / second living room**
- Multifunctional spaces

Other Features:

- Glass balustrades
- Glass doors
- Air conditioning for cooling and heating
- Ceramic tile floors, marble floors and walls, wood floors
- Exterior lighting
- **Fully furnished to a high standard (+€450.000)**

Original priced at € 8.650.000



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