Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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 | **6.850.000 €**

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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

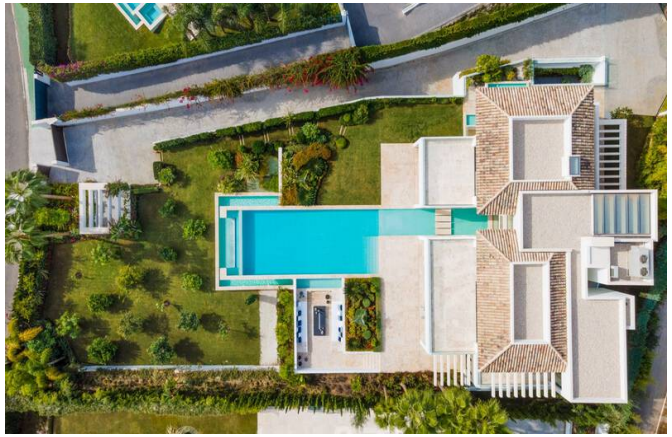
Other Features:

- 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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