



Elegant, very stylish luxury villa for sale in the heart of the Golf Valley in Nueva Andalucia in Marbella
Marbella Area

🏠 House 📏 Plot 1171 m² 🏠 Built 350 m² 📏 - 🛏 4 🚿 4 🏷 Ref. 152511

📄 On request

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Modern detached Spanish style villa for sale in Nueva Andalucia's Golf Valley in Marbella

OFF MARKET

PROPERTY HIGHLIGHTS

- Privileged location in one of the most sought after areas of Nueva Andalucia.
- Completely renovated in modern, Spanish style.
- Short distance from amenities, the beach and exclusive top golf courses.
- Spacious villa with open, bright rooms and extensive terraces.
- Ready to move in - furnished.

THE LOCATION

- In an exclusive urbanization in one of the most prestigious residential areas in Nueva Andalucia.
- **Puerto Banus**, the vibrant beach promenade as well as a wide range of bars and restaurants are **just a few minutes' drive away**.
- **Numerous first class golf courses** such as Real Club de Las Brisas, Aloha Golf, Los Naranjos Golf and La Quinta Golf in Nueva Andalucia's Golf Valley **are within easy reach**.

THE VILLA

- The fully renovated villa is situated on an **elevated plot** of almost 1,200m².
- The outdoor space consists of a connected main terrace divided into 2 levels:
 - A spacious terrace on the upper floor covered with a waterproof solar sail and laid out with an outdoor kitchen, a dining table for 8 people and some fruit trees that ensure that the Spanish summer atmosphere is certainly not missing.
 - On the first floor a large terrace with pool and loungers.
- Both terraces are united by a wide illuminated staircase embellished with several integrated sunken seats.
- Looking east across the golf valley towards the iconic La Concha mountain formation.
- Nicely maintained, Italian cypress trees surrounding the entire area ensuring absolute privacy.

Distribution over 2 floors:

Ground Floor:

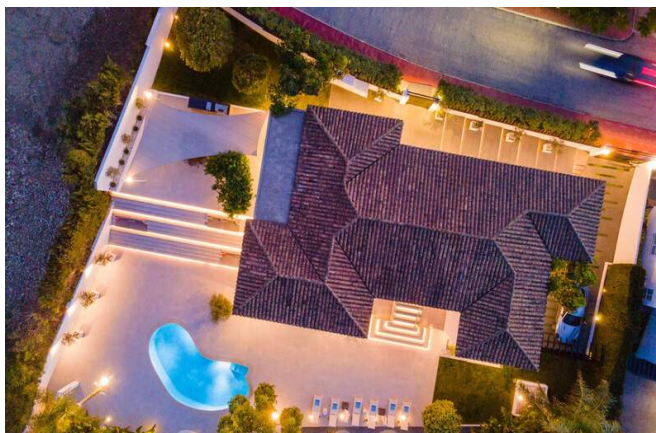
- Secured gate providing access to the driveway.
- Entrance.
- The bright entrance hall immediately invites you into the large open living space.
- Guest toilet.
- **Open plan living space with lounge, modern double-sided fireplace and floor-to-ceiling sliding windows that seamlessly connect to the covered terrace.**
- Centrally located, covered terrace with a lounge and directly connected to the main terrace by an illuminated staircase.
- Floor-to-ceiling windows throughout create light-filled rooms and also a seamless connection between the indoor and outdoor areas.
- Open plan designer kitchen with island including 4 tabourets, integrated dining area and seamlessly connected to the covered outdoor kitchen.
- Master bedroom en-suite with freestanding bath and double sink.
- 2 guest bedrooms, 1 en-suite and both with built-in closets.

Lower floor:

- Stairwell.
- Guest bedroom en-suite with direct access to the open terrace.
- Open living space with sitting area and foosball table.
- Home cinema.
- Laundry room.
- Indoor garage for 1 car.

Other Features

- Glass balustrades.
- Cream-colored, ceramic interior and exterior floors.
- Air conditioning for cooling and heating.
- Exterior lighting.
- **Including furniture.**



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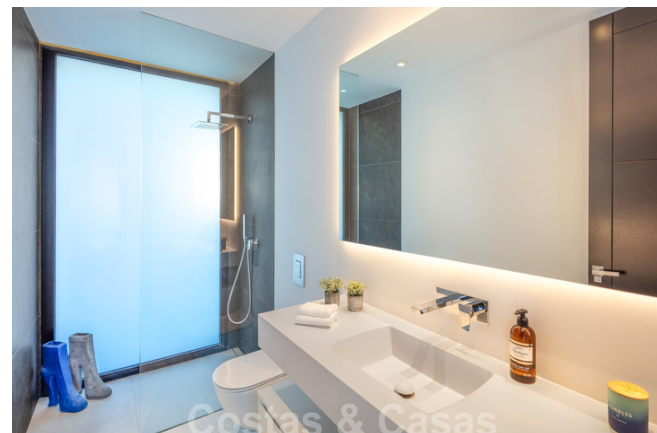
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