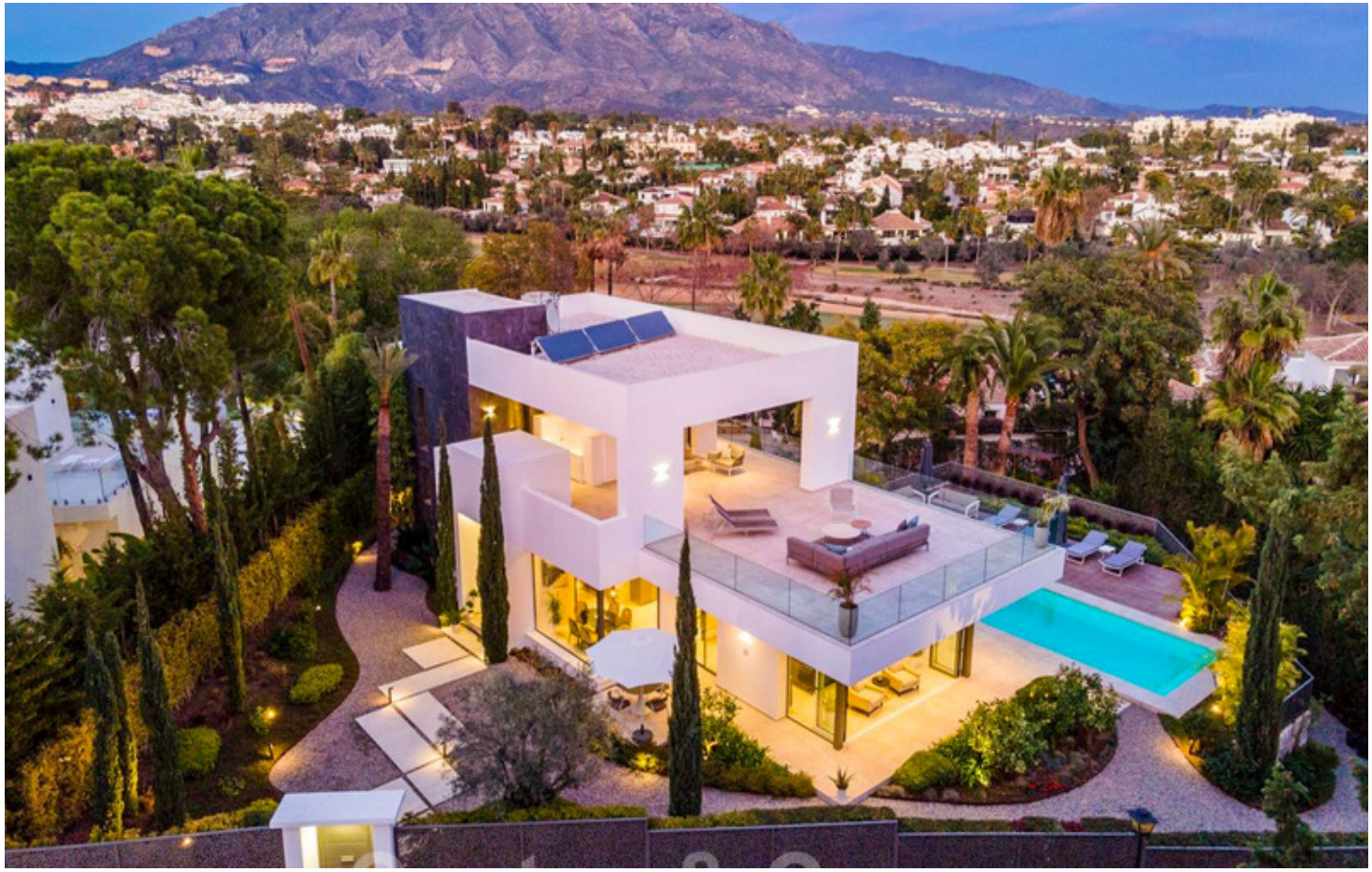
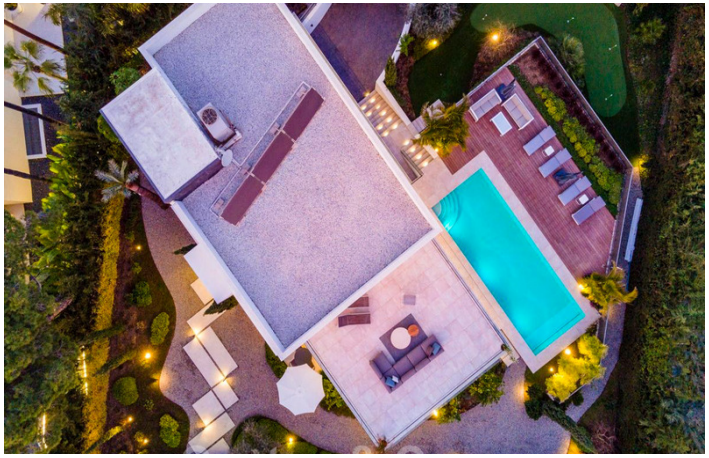
Costas & Casas
Marbella Real Estate

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







Contemporary, modern villa for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 441 m² | Terrace 250 m² | 5 | 5 | Ref. 152538 | **3.350.000 €**

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 from part of any contract. The price does not included purchase costs.

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

Contemporary, modern, luxury villa in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Recently built villa.
- Close to a variety of golf resorts.
- Spacious, open and covered terraces.
- Beautiful view of the La Concha mountain.

THE LOCATION

- Southeast and south oriented.
- In the heart of the golf valley of Nueva Andalucia.
- Within buggy distance of the renowned golf courses Las Brisas, Los Naranjos and Aloha and with numerous additional class golf courses just a short drive away.
- **Just minutes from local amenities and several restaurants**.
- 10-minute drive to the center of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to the center of Marbella.

THE VILLA

In figures:

- Plot size: 1.100m²
- Habitable surface: 441m²
- Terraces: 250m²
- Indoor garage: 2 cars
- 5 Bedrooms
- 5 Bathrooms
- Guest toilet: 2
- Living floors: 3

The Plot:

- Elevated plot.
- **Well maintained, subtropical garden with palm trees.**
- **Heated pool with electric cover.**
- **250m² of covered/open terraces offering ample space for relaxation.**
- View over the natural surroundings and the mountains.
- Southeastern and southern orientation.
- **Complete privacy.**

The villa:

- **Modern home with a high level of finishing.**
- **Contemporary interior design with an eye for detail.**
- Short driveway to the indoor garage.
- Corridor with landing to the living areas.
- Cosy, open, spacious living space with lounge and adjoining dining room.
- Separate equipped kitchen.
- The living space and kitchen offer an excellent transition to the terraces because of the **room-high sliding windows.**
- 5 en-suite bedrooms and 2 guest toilets.
- Upper floor has an additional **large, semi-covered terrace** with outdoor lounge and sunbeds.
- Lower floor is fitted with a **play and cinema area.**
- Indoor garage for 2 cars.

Other features:

- High ceilings.
- Glass balustrades.
- Underfloor heating throughout.
- Air conditioning for both cooling and heating.
- Solar Panels.
- Automatic irrigation.

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








Contemporary, modern villa for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 441 m² | Terrace 250 m² | 5 | 5 | Ref. 152538 | **3.350.000 €**

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 from part of any contract. The price does not included purchase costs.

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








Contemporary, modern villa for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 441 m² | Terrace 250 m² | 5 | 5 | Ref. 152538 | **3.350.000 €**

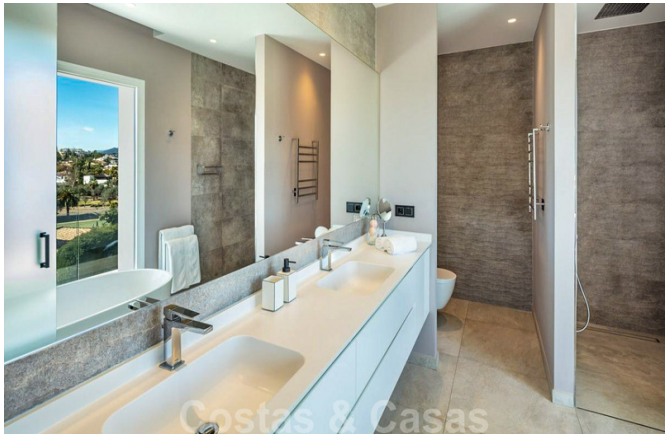
This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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





Contemporary, modern villa for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 441 m² | Terrace 250 m² | 5 | 5 | Ref. 152538 | **3.350.000 €**

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 from part of any contract. The price does not included purchase costs.

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







Contemporary, modern villa for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 441 m² | Terrace 250 m² | 5 | 5 | Ref. 152538

3.350.000 €

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 from part of any contract. The price does not included purchase costs.