Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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Modern luxury villa for sale in gated residential area in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1352 m² | Built 495 m² | Terrace 144 m² | 6 | 5 | Ref. 152458

2.850.000 €

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Modern luxury villa for sale in a gated community in the Golf Valley in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Prestigious, gated villa district in Nueva Andalucia's Golf Valley.
- Corner lot with privacy.
- Luxury villa in beautiful contemporary design.
- South/west orientation.
- Large roof terrace with mountain and sea views.

THE LOCATION

- The villa is part of a well-maintained, secure residential area consisting of 18 villas of similar status, in the heart of the exclusive Golf Valley of Nueva Andalucia.
- The villa is located right next to a renowned golf course, accessible by a short walk or cart ride. No less than 7 beautiful courses are located in the immediate vicinity and are only a very short drive away.
- The location is quiet and safe, yet close to amenities, many leisure facilities and only a 5 minute drive to the stylish resorts of Puerto Banus and Marbella.

THE VILLA

- Plot size: 1.352 m²
- Built area: 495 m²
- Terraces: 144 m²
- 6 Bedrooms, of which 5 en-suite
- 1 guest toilet
- Private pool
- Indoor garage for 3 cars

Majestic, low maintenance, modern villa.

Finished to the highest level, in open design, with generous room-height sliding windows that create bright spaces. Natural "Palancar" stone flooring, both inside and out, that provide a seamless transition from inside to outside**.**

Main features:

- Elegant and luxurious living, in peace and serenity, characterized by a high level of finishing.
- **Gated 24h secure residential area of 18 trendy villas.**
- Situated in the quiet golf valley of Nueva Andalucia.
- A short drive from all the necessary facilities such as, the beach, the Golden Mile, Puerto Banus and much more.
- Architectural landscaped garden with swimming pool.
- **Open plan living area with a fireplace.**
- Open plan, fully equipped kitchen with island.
- **Spacious room-high sliding windows.**
- **Natural stone floors (60x60) both inside and outside for a seamless transition.**
- 5 Bedrooms en-suite + bedroom.
- **Elevator.**

Distribution:

Ground Floor

- Staircase and elevator.
- Open plan living and dining room with gas fireplace.
- Open plan fully equipped kitchen with cooking island.
- 2 bedrooms en-suite.
- Spacious covered terrace with outdoor lounge.
- 2 open terraces with dining table and barbecue area.
- Excellent maintained garden with rectangular pool.

Upper Floor

- Landing with staircase and elevator.
- Master bedroom en-suite, walk-in closet and access to private covered terrace.
- 2 spacious bedrooms en-suite.
- Open terrace with stairs leading to the roof terrace.

Lower Floor

- Driveway and indoor garage for 2-3 cars.
- Playroom consisting of a home cinema, gym and lounge.
- Bedroom.
- Laundry room and storages.
- Guest toilet.

Roof Terrace

- Elevator.
- Spacious roof terrace with jacuzzi and sunbeds, excellent views of La Concha mountain and the golf valley.

Other features:

- Glass balustrades.
- Wooden interior doors of 2,40m high.
- Double glazing.
- 300 liter hot water tank with solar panels.
- Sanitary ware in the bathrooms of Villeroy & Boch.
- Hydromassage bath in the master suite.
- Taps from Hansgrohe.
- Points for both phone and television in all bedrooms, lounge, kitchen and basement.
- LED lights throughout.
- Videophone system.
- Heat pump for air conditioning and underfloor heating.
- Air conditioning for both cooling and heating throughout.
- Underfloor heating on the ground floor and second floor.
- Lower floor provides the opportunity to install air conditioning.
- Alarm system with infrared sensor.
- Illuminated garden.
- Pre-installation for heating the pool.
- Roof terrace with jacuzzi and sun beds.
- Fully equipped kitchen with Siemens appliances.

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