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







Renovated, spacious luxury villa for sale in a Mediterranean style with a contemporary design in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1768 m² | Built 580 m² | Terrace 134 m² | 4 to 5 | 4 | Ref. 152378 | On request

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Charming, renovated, luxury villa for sale in Nueva Andalucia in Marbella

Due to some improvement work to the house, the villa will be taken off market until work has been finished.

PROPERTY HIGHLIGHTS

- Spacious living quarters with plenty of leisure areas.
- Large swimming pool with integrated sun loungers.
- Chill out/outdoor kitchen/barbecue.
- Luxury villa in a Mediterranean style with a contemporary interior design.
- Privacy.

THE LOCATION

- Coveted residential area.
- Second line golf course, located in an elevated position.
- Situated in the golf valley of Nueva Andalucia.
- **Within golf cart distance of the renowned golf courses Las Brisas, Los Naranjos and Aloha, with numerous prime courses just a short drive away**.
- **Few 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: 1.768m²
- Built area: 580m²
- Terraces: 134m²
- Garage for 2-3 cars and extra outside parking spaces
- Bedrooms: 4/5
- Bathrooms: 4
- Guest toilets: 2

- Floor: 3

General:

- **Subtropical landscape garden with water features, mature palm trees and contemporary design.**
- **Large swimming pool with integrated sun loungers.**
- **Privacy through high plantings**.
- Covered dining area close to the pool.
- **Several open and covered terraces.**
- **The villa is very well equipped and renovated with an eye for design.**
- This home includes a total of 4 spacious bedrooms with the possibility of creating a 5th.
- **The property is perfectly balanced to provide the best possible flow between the indoor and outdoor areas.**

Distribution:

Ground Floor

- Driveway with outdoor parking spaces.
- Garage for 2-3 cars.
- Entrance hall, staircase, guest toilet.
- Landing with a room that now serves as an office but could perfectly serve as a bedroom.
- Master bedroom en-suite with freestanding bath, seating area and access to 2 separate terraces.
- 2nd spacious en-suite bedroom.
- **From the hall you go to the huge open plan living space with a beautiful, extended lounge, large dining table and magnificent, very well equipped kitchen with cooking island.**
- **The living space features a fireplace and the room-high sliding windows offer both plenty of light and a seamless transition between indoors and outdoors.**
- The kitchen is equipped with a pantry and ends at the elevator.
- **Spacious open terrace equipped with a large outdoor lounge.**
- **2nd terrace equipped with a dining table and outdoor kitchen with barbecue.**
- Descending stairs with integrated water fountains take you to the beautiful swimming pool.

Upper Floor

- Staircase.
- 2nd Master bedroom with high ceiling, en-suite, dressing room, elevator and access to spacious terrace with a large outdoor lounge.

Lower Floor

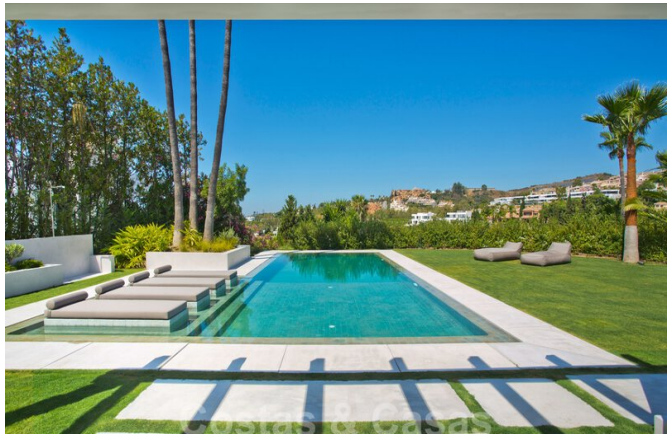
- Elevator leading to the bodega.
- Staircase.
- Laundry room.
- Beautiful en-suite bedroom.
- **Huge games room with pool table and toilet**.
- **Home Cinema.**
- **Wine Cellar.**

Other features:

- **Social indoor and outdoor spaces so you can enjoy this luxury villa at all times.**
- **High quality kitchen, Corian worktop and Gaggenau appliances.**
- **Elevator that reaches every floor**.
- Home automation.
- Wood fireplace.
- Air conditioning for cooling and heating.
- Excellent lighting both inside and outside.

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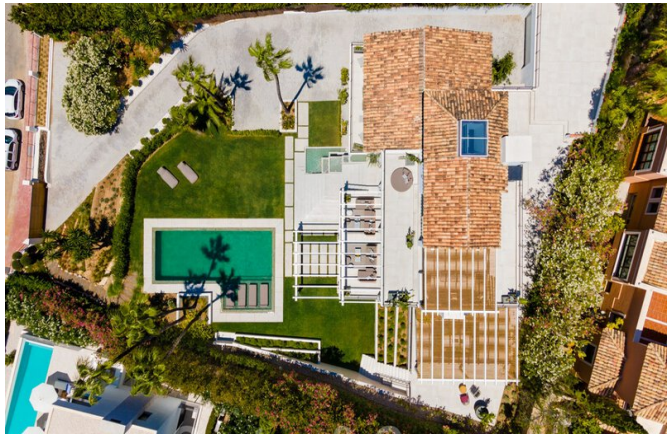
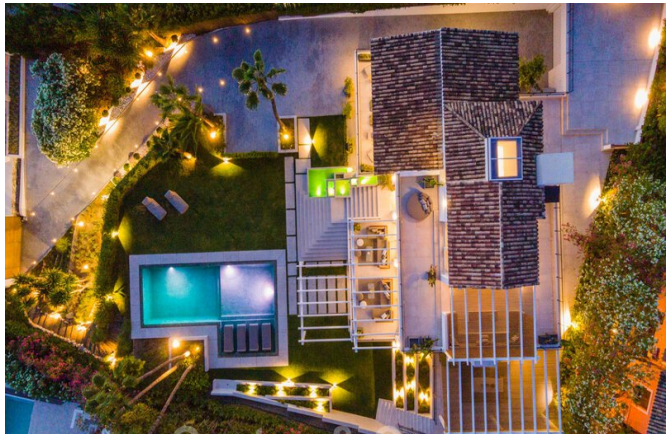
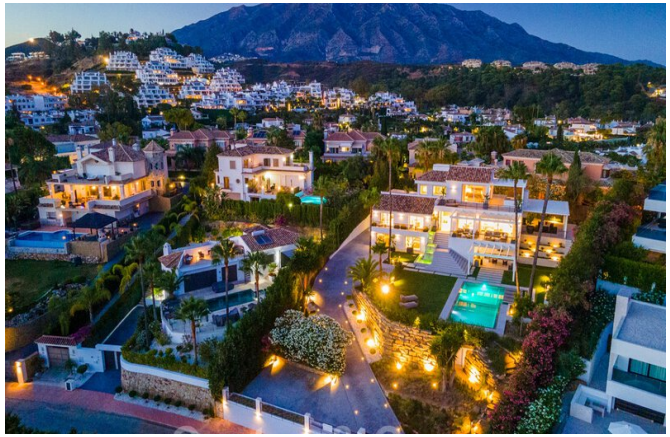
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