Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Special, architectural villa for sale in a gated community in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1268 m² | Built 809 m² | Terrace 747 m² | 6 | 6 | Ref. 152532

7.200.000 €

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Modern Luxury Villa for Sale in a Gated Community in Nueva Andalucía, Marbella

HIGHLIGHTS

- Gated residential community with 24-hour security.
- Contemporary architectural design.
- Unique and rare Portuguese stone.
- Magnificent double-height entrance hall with glass balustrades.
- Within walking distance of a wide selection of local restaurants, amenities and Puerto Banús.
- Private garage with an exceptional capacity for up to 12 cars.

LOCATION

The villa is situated in an **exclusive gated villa community with 24-hour security and CCTV surveillance**.
Directly adjacent to the prestigious Real Club de Golf Las Brisas.
A tennis club and a new beach club with restaurant are also nearby.
Just a short walk away, you will find a wide selection of cafés, bars, restaurants, supermarkets and everyday amenities. A large shopping centre is also located a little further away.
Puerto Banús is just a two-minute drive away.
One of the key advantages of this exclusive residential area is its superb location, **allowing you to reach a wide range of amenities on foot**.

THE VILLA

In figures:

Plot size: 1,268 m²
Built area: 809 m²
Terraces: 747 m²
Bedrooms: 6
Bathrooms: 6, of which 5 are en-suite
Guest toilets: 2
Garage: Capacity for up to 12 cars

General:

A generous plot of over 1,200 m², fully enclosed to ensure maximum privacy and security.

The beautifully landscaped garden features native planting, mature greenery and exceptionally spacious covered and open terraces totalling 747 m². These include an inviting outdoor relaxation area with a jacuzzi, as well as a fully equipped outdoor kitchen with barbecue.
A unique corner swimming pool featuring glass floor panels that offer views into the lower level of the villa.
The pool is surrounded by a sun terrace, complemented by a separate outdoor jacuzzi.
Extensive covered and open terrace areas provide ample space for outdoor living and entertaining.
The favourable south-west orientation ensures sun-drenched terraces throughout the day and spectacular sunsets.
Enjoy open views of the surrounding tropical gardens, mountains and established residential neighbourhood.

Description:

An exceptional contemporary detached luxury villa in excellent condition, showcasing striking architecture and built in 2018.
The property is distributed across three levels, seamlessly connected by an internal lift and a designer staircase.
Constructed and finished exclusively with high-quality, durable materials, the villa combines generous proportions with a distinctive, warm ambience and exceptional natural light.
Large, floor-to-ceiling sliding glass doors and recessed window frames create an elegant connection between the indoor and outdoor living spaces.
The spacious living area features an open-plan layout centred around a statement fireplace, with a comfortable lounge area and a generous dining space.
The luxurious open-plan kitchen is fitted with a sleek central island, high-end integrated appliances and an inviting breakfast bar.
The villa offers six generously proportioned bedrooms, each with its own en-suite bathroom, together with two separate guest toilets.
The interiors are finished with stylish large-format tiles and sleek flooring throughout.
The impressive lower level benefits from direct street access and offers a variety of additional multi-purpose spaces.
Exclusive features include a relaxation and games room, a private home cinema and a dedicated wellness area.
A practical utility room and several storage rooms provide additional convenience.
The fully enclosed garage on the lower level offers the rare advantage of accommodating **up to 12 vehicles**.

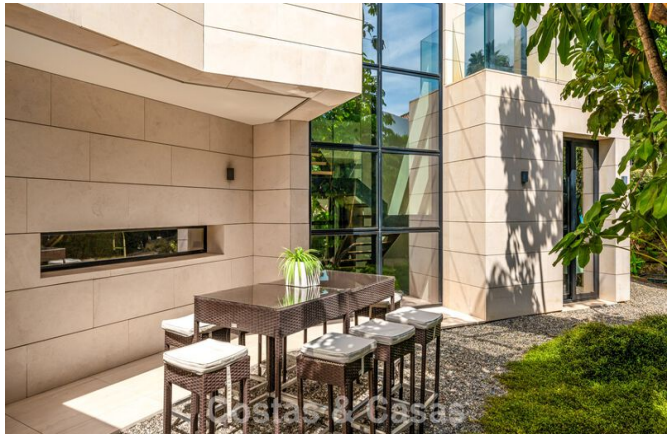
Additional features:

Integrated lift serving all floors.
Integrated hot and cold air conditioning.
Feature fireplace in the main living area.
Fitted bespoke wardrobes in all bedrooms and dressing areas.
Double glazing with high-quality insulation.
Glass balustrades on the terraces, preserving the open views.

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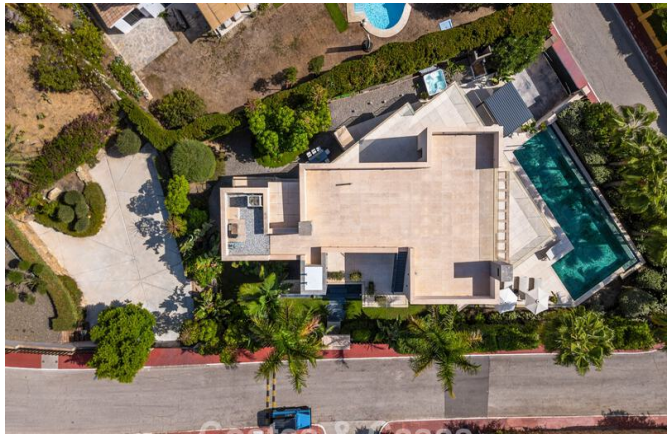
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