



Special, architectural villa for sale in a gated community in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1300 m² 🏡 Built 747 m² 🏞️ Terrace 343 m² 🛏️ 7 🚿 6 # Ref. 152532

💰 4.995.000 €

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New, modern villa for sale in a gated community in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Gated urbanization with 24/24 hour security.
- Modernistic villa.
- Magnificent, double-height staircase with glass balustrades.
- Within walking distance to many local restaurants, amenities and Puerto Banus.
- Opportunity. Motivated seller. Certified valuation of €6.1M

THE LOCATION

- The villa is located in a **gated residential area, secured** with 24/24h surveillance and CCTV.
- **Directly adjacent to the prestigious Real Club de Golf Las Brisas.**
- Next to it you will find a tennis club and a new beach club with a restaurant.
- **Just steps away you will find a wide range of bars, restaurants, supermarkets and all kinds of amenities.**
- A little further on is a large commercial center.
- Puerto Banus is located two minutes' drive away.
- **The great advantage of this residential area is its location. You can walk to everything.**

THE VILLA

In figures:

- Plot size: 1.300m²
- Habitable surface: 1.090m²
- Interior surface area: 747m²
- Terraces: 343m²
- Parking for 5 cars
- 7 Bedrooms
- 6 Bathrooms of which 5 en-suite
- Guest toilet: 1

- Floors: 3

General:

- **Elevated plot.**
- Well maintained Mediterranean landscape garden.
- **Unique pool with a glass bottom offering views below.**
- The pool is surrounded by a sun terrace with free-standing jacuzzi.
- Large area of covered and open terraces.
- Views of the mountains.
- **Southern orientation.**

The villa:

- **Villa in a new condition.**
- **Special, artistic design for the interior.**
- Short, downhill driveway to garage.
- **Spacious, luminous double height entrance hall with staircase and elevator.**
- **Open plan living space** with lounge and adjoining dining room.
- Open kitchen with cooking island.
- High ceilings.
- **Room-high sliding windows** to the partially covered terrace.
- 7 bedrooms and 6 bathrooms.
- Office space
- Large en-suite master bedroom with spacious dressing room of 20m² and terrace.
- **Relaxation room, billiards and TV lounge.**
- Garage for 5 cars that now also serves as a recreation room.
- Technical rooms, storage room and laundry room.
- Glass balustrades.

Distribution:

Ground Floor

- Porch to the entrance with water features.
- Large entrance hall with guest toilet and elevator.
- Landing with the staircase to each floor equipped with glass balustrades.
- Spacious living room with fireplace and adjoining dining room.
- Open kitchen and cooking island.
- Part of the floor made out of glass so you can see through it.
- En-suite bedroom.
- Large semi-open terrace with dining area, lounge and jacuzzi.
- Pool with outdoor shower.

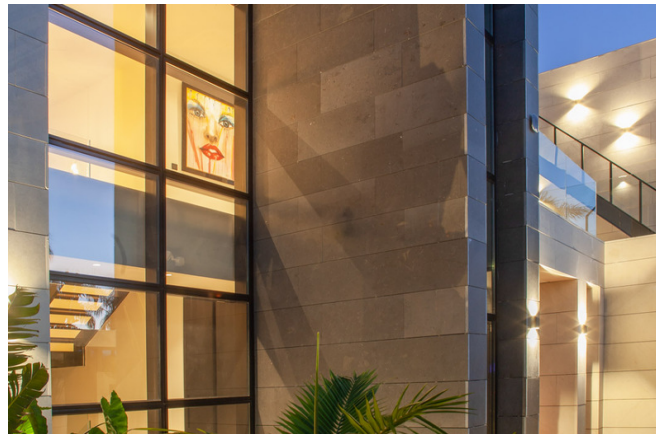
- Outside parking for several cars.

Upper Floor

- Landing with staircase and elevator.
- 3 spacious bedrooms, en-suite and fitted wardrobes.
- Spacious master bedroom, en-suite with bath, shower and dressing room.
- Open terrace with glass balustrades.
- Staircase to the roof terrace.

Lower Floor

- Staircase and elevator.
- Toilet, dining table, tv lounge.
- Garage used as a recreation room with billiards, table tennis, sauna and more.
- Technical rooms, storage rooms and laundry room.



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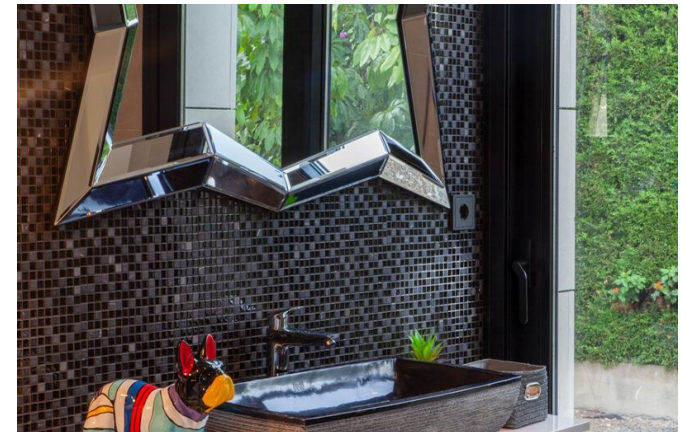


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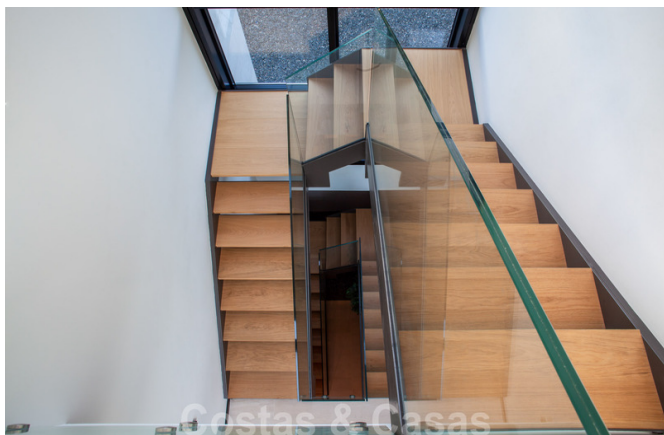
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