



**Contemporary, Mediterranean, luxury villa for sale in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1350 m<sup>2</sup> 🏠 Built 545 m<sup>2</sup> 📏 - 🛏 8 🚿 7 🏷 Ref. 152545

🏷 3.495.000 €

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 form part of any contract. The price does not include purchase costs.

## Beautiful, classic, timeless villa for sale in coveted residential area in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- A stone's throw from all local amenities and facilities.
- Subtropical designed garden with unique pool.
- Large open and covered terraces.
- Beautifully maintained villa in top condition.

### THE LOCATION

- In the heart of the golf valley of Nueva Andalucia, in a quiet, private residential area.
- **Within walking distance to local amenities with a broad range of good restaurants and bars.**
- A short drive from the most prominent golf courses in the Valley.
- Close to international schools, sports infrastructure, several supermarkets, designer boutiques and the famous marina of Puerto Banus.
- Easy connection to San Pedro, Puerto Banus and Marbella center, these are just 5 and 10 minutes away.

### THE VILLA

#### In figures:

- Plot size: 1.350m<sup>2</sup>
- Built area: 545m<sup>2</sup>
- Parking spaces for several cars
- Bedrooms: 8
- Bathrooms: 7
- Guest toilet: 1
- Floors: 3

#### General:

- **Large, well-maintained subtropical garden with palm trees and a fountain.**
- **Unique "lagoon" pool with integrated lighting, jacuzzi, waterfall and fountains.**
- Attached pergola to the house, equipped with sun beds and awning.
- Open terrace with barbecue dining table.
- Covered terrace with spacious lounge and dining table.
- **Peace, serenity and privacy are guaranteed.**

## The villa

- Detached villa in private neighborhood.
- Using high quality building materials.
- **Cozy, contemporary interior.**
- Spacious driveway with plenty of parking.
- Entrance with staircase.
- Open living space with beautiful lounge, equipped with a fireplace and with direct access to the terrace.
- Separate dining room.
- Semi-open, well-equipped kitchen with breakfast island.
- The many, generous sliding windows combined with the high ceilings create an open and bright interior.
- **8 bedroom and 7 bathrooms.**
- Master bedroom, en-suite and with private terrace with lounge area.
- **Patio with fitness equipment.**
- **Spacious relaxation room with billiards and home cinema.**

## Other features:

- Outdoor shower.
- Marble flooring.
- Air conditioning.
- Glass balustrades.



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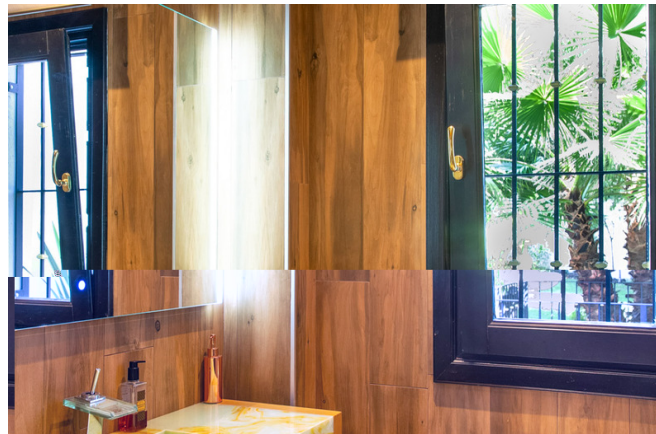
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