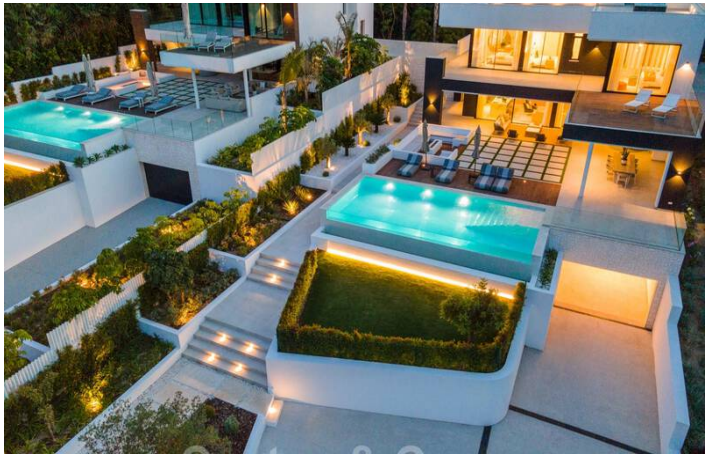
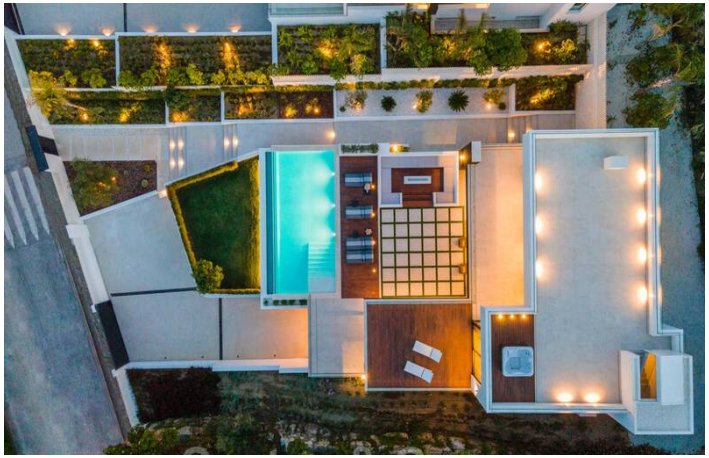
Costas & Casas
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## Luxurious, LA-style villa for sale, with open views of the La Concha mountain in Nueva Andalucia - Marbella

Marbella Area

House | Plot 1142 m² | Built 491 m² | Terrace 353 m² | 5 | 5 | Ref. 152314

**3.895.000 €**

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# Ready-to-move new villa in modern style for sale in the golf valley of Nueva Andalucia - Marbella

~~**BACK ON THE MARKET.**~~
**RESERVED WITHIN A FEW DAYS**

## PROPERTY HIGHLIGHTS

- In the golf valley of Nueva Andalucia
- Open-plan concept
- Attractive outdoor areas with a large swimming pool
- Solarium with jacuzzi
- On the lower floor, a large multifunctional space that can be freely configured
- Ready to move in and furnished

## THE LOCATION

- Located in the heart of Nueva Andalucia's golf valley.
- Local amenities and various restaurants can be reached within minutes.
- Just a few minutes' drive from the most prominent golf courses in the valley, including Las Brisas, Los Naranjos, Aloha and La Quinta.
- The Golden Mile and Puerto Banus are just a few minutes' drive away.

## THE VILLA

### In figures:

- Plot size: 1.142m²
- Built-up area: 491m²
- Terrasses: 353m²
- Pool: 10 x 4.5 m
- Bedrooms: 5
- Bathrooms: 5
- Guest toilets: 2

- Indoor garage: 4 cars. 91m² + 55m²
- Floors: 3 + solarium

## General:

- **Elevated, fenced plot.**
- Using the highest quality materials and finished to a high standard.
- A neutral colour palette combined with lively accent colours plus a mix of wood, marble and cosy textile textures create a warm and stylish interior.
- Room-high sliding windows with recessed profiles unite indoor and outdoor areas.
- **Open plan layout.**
- Manicured, cascading garden.
- View of the golf valley towards the picturesque mountain top of La Concha.
- South-eastern orientation.

## Distribution:

Ground floor

- Covered portal.
- Entrance hall to the open living space.
- Guest toilet and wardrobe.
- **Modern, open kitchen fully equipped with Miele appliances and a marble kitchen island with breakfast bar.**
- Integrated dining area.
- Cosy lounge with fireplace.
- White designer stairs with glass balustrades.
- From the living/dining room there is access to a large, partly covered terrace with various relaxation and seating areas.
- **Private pool surrounded by a sundeck with loungers.**
- **Sunken lounge with central fireplace.**

Upper floor

- Staircase.
- Landing to 2 en-suite bedrooms with fitted wardrobes and access to a covered corner terrace.
- Master bedroom, en-suite, walk-in wardrobe with open terrace.

Lower floor

- Staircase.
- 2 guest bedrooms en-suite.
- **Large multifunctional space that can be freely arranged.**
- Guest toilet.
- Indoor garage for 4 cars.
- Storages.
- Technical rooms.

Solarium

- Staircase.
- **Large roof terrace with ample space and possibility to install an outdoor kitchen with dining table and lounges.**
- **Jacuzzi surrounded by a sun deck.**

## Other features:

- Glass balustrades.
- Underfloor heating throughout.
- Fireplace.
- Air conditioning for cooling and heating.
- Porcelain tiles 90x90cm for the indoor floors.
- Porcelain tiles 90x90cm and wood for the exterior.
- Intercom system.
- Home automation.
- Automatic irrigation.
- Outdoor lighting.

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