



Design villa for sale in an exclusive urbanisation of Nueva Andalucia - Marbella

Marbella Area

🏠 House 📏 Plot 1109 m² 🏠 Built 599 m² 🏠 Terrace 212 m² 🛏 5 📶 5 # Ref. 155065

🏠 3.595.000 €

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.

Contemporary villa for sale in a gated and secure community in the heart of Nueva Andalucia - Marbella

SOLD

PROPERTY HIGHLIGHTS

- Top location in gated urbanisation with 24/7 security.
- Large plot with a garden and private swimming pool.
- Multifunctional rooms that can be freely arranged.

THE LOCATION

- Quietly located in an exclusive urbanisation in the heart of Nueva Andalucia.
- At a short driving distance from all amenities.
- A few minutes' drive from Nueva Andalucia's golf valley with several prominent golf courses.

THE VILLA

In figures:

- Plot size: 1.109m²
- Built-up area: 599m²
- Terraces: 212m²
- Bedrooms: 5
- Bathrooms: 5
- Floors: 3

General:

- Large, flat plot.
- Manicured garden with palm trees.
- Swimming pool with interior finish in ceramic tiles and anti-slip.
- Inviting, open and covered terraces with chill-out.
- View of the garden and the swimming pool.
- **West facing.**
- Privacy.

The villa itself:

- **Modern luxury villa in new condition.**
- Using high-quality material with a refined finish.
- Elegant interior with bright and airy rooms.
- **Open plan design.**
- 5 bedrooms and 5 bathrooms.
- High sliding windows with recessed profiles that seamlessly connect the indoor and outdoor areas.

Ground floor

- Covered porch.
- Entrance with wooden, detailed front door and stairs.
- Open plan living space with lounge area equipped with fireplace.
- Integrated dining area.
- Guest bedroom.
- Open kitchen fully equipped and with breakfast island.

Upper floor

- 2 Bedrooms en-suite.
- Master suite with fitted wardrobes and access to covered terrace.
- Extended, covered terrace.
- Laundry room and storeroom.
- Indoor garage for several cars.

Lower floor

- Stairs.
- Guest bedroom en-suite.
- Relaxation area with lounge and bar.
- Multifunctional rooms that can be used as a gym or bedroom.

Other features:

- Glass balustrades.
- Fireplace.

- Underfloor heating in the bathrooms.
- Air conditioning for cooling and heating.
- Double glazing.
- Solid smooth-surfaced interior doors, 2.40 m high in varnished wood.
- Palancar" natural stone tiles 60x60 cm throughout, including terraces, covered terraces and interior stairways.
- 300 litre hot water tank, with solar panels.
- Villeroy & Boch sanitary ware in the bathroom.
- Alarm system.
- Garden lighting.
- Automatic irrigation system.



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