



Beautiful, contemporary villa for sale in the heart of Nueva Andalucia's golf valley in Marbella
Marbella Area

🏠 House 📏 Plot 1258 m² 🏠 Built 516 m² 🏠 Terrace 368 m² 🛏 5 📶 5 # Ref. 155200

🏠 4.250.000 €

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.

Ready to move in, luxury villa for sale at walking distance from a leading golf course in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Villa in a contemporary Mediterranean architecture.
- Attractive outdoor areas with various relaxation options.
- Quietly situated with a lot of privacy.
- 5 Bedrooms and 5 bathrooms.
- High quality furnished and decorated.

THE LOCATION

- Located in a quiet private street, in the renowned golf valley of Nueva Andalucia with top golf courses including Los Naranjos, Las Brisas and Aloha Golf.
- A few minutes away from a wide range of sublime amenities, restaurants and bars.
- Puerto Banus as well as the lively centre of Marbella are only a few minutes' drive away.

THE VILLA

In figures:

- Plot size: 1.258m²
- Total built-up area: 516m²
- Terrace surface: 360m²
- 5 Bedrooms
- 5 bathrooms
- 1 separate toilet
- Floors: 3

General:

- Spacious, rectangular plot.
- Manicured garden with palm trees and lawn, spread over 2 levels.
- Swimming pool surrounded by a sun terrace and loungers.
- Lateral terrace with barbecue area.
- A wide garden staircase leading to the lower lawn area.
- From the upper floor, a sweeping view of the valley towards the Mediterranean.
- South-eastern orientation.
- **Lots of privacy.**

The villa itself:

- Recently renovated with attention to detail and high level of finishing.
- Modern furnishing with soft, neutral colour tones.
- Room-high sliding windows throughout create bright rooms.
- Cream-coloured interior and exterior floors.

Distribution:

Ground floor

- Covered entrance, beautifully cared for with water features.
- Guest toilet.
- Large open-plan living space with living and dining area.
- 2nd lounge.
- Custom-designed kitchen with high-quality appliances.
- Attached pergola with lounge and sun beds.
- Wide steps with integrated seating areas, that give onto the lateral terrace.

Upper floor

- Master suite with walk-in closet.
- Extended, open terrace with chill-out with electric fire.
- Several seating areas including a lounge and sun beds.

Lower floor

- **Large relaxation area with phenomenal bar, TV lounge and games room.**
- Wine Cellar.

Other features:

- Glass balustrades.

- **Electric fireplace.**
- Air conditioning.
- Outdoor lighting.



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