



**2 Plots + exclusive building project for sale for a majestic contemporary villa in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 891 m<sup>2</sup> 🏠 Built 499 to 536 m<sup>2</sup> 🏠 Terrace 95 to 102 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 155290

🏠 1.450.000 €

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.

## Building plot with project for sale for a modern newly built villa in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- 2 building plots + project for modern villas surrounded by greenery.
- Building permits have already been granted.
- Multi-purpose room on the lower floor + spacious outdoor pool.
- Within walking distance of Puerto Banus and the Centro Plaza commercial centre.

### THE LOCATION

- Within walking distance to the commercial centre Centro Plaza with various restaurants, banks, supermarkets and other amenities.
- Just a few minutes' walk to the bustling centre of Puerto Banus.
- San Pedro is 5 minutes' drive away, Marbella 9 minutes.
- Easy access to the A7 coastal highway.

### THE VILLA

#### In figures:

- 2 Plots for villas
- 891.70m<sup>2</sup> + 871.60m<sup>2</sup>
- Total price: € 1.450.000

#### Project 1

- Plot size: 891.70m<sup>2</sup>
- Built-up area: 499m<sup>2</sup>
- Surface area of terraces: 102m<sup>2</sup>
- 5 bedrooms

- 5 bathrooms
- Pool: 80m<sup>2</sup>
- Indoor garage space for 3 cars

## Project 2

- Plot size: 871.60m<sup>2</sup>
- Built-up area: 536m<sup>2</sup>
- Surface area of terraces: 95m<sup>2</sup>
- 5 bedrooms
- 5 bathrooms
- Pool: 57m<sup>2</sup>
- Indoor garage space for 2 cars

## General:

- Large expansive plot.
- Manicured private garden.
- Spacious infinity pool.
- Attached pergola with chill-out zone.
- Open and covered terraces.

## The villas:

- **Project with new villa.**
- Unprecedented attention to the most detailed and highest level of finishing.
- Entrance via a long elegant garden staircase.
- Entrance hall with guest toilet.
- Open-plan interior.
- Open plan living area with living room, dining room and equipped kitchen with island and seating areas.
- Room-high sliding windows that let in a lot of natural light.
- 5 bedrooms en-suite.
- On the lower floor, a multifunctional room, which can be freely arranged.
- Washroom, storeroom, technical rooms.
- Indoor garage for 2-3 cars.

## Other features:

- Lift.
- Glass balustrades.



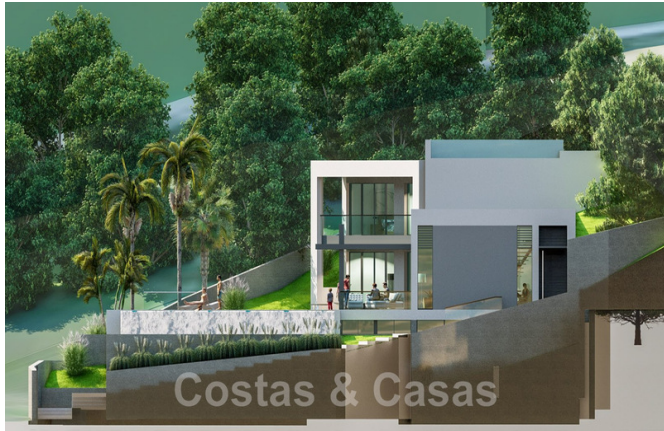
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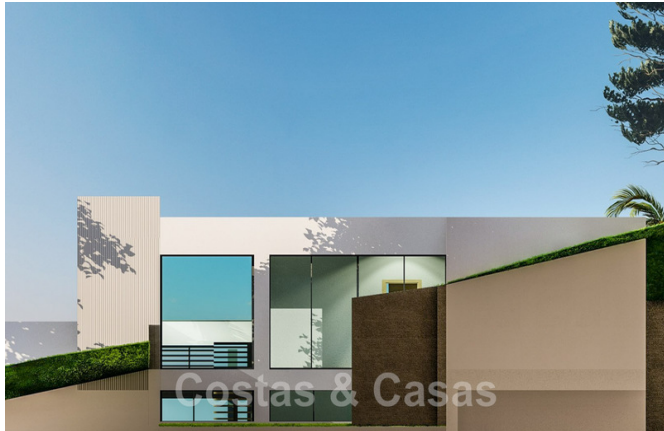
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