Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Luxury villa for sale in Mediterranean style, in a secluded and secure community within walking distance of amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1559 m² | Built 295 m² | Terrace 77 m² | 4 | 4 | Ref. 155320

2.995.000 €

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Andalusian luxury villa for sale at walking distance to all amenities in Nueva Andalucia in Marbella

SOLD

PROPERTY HIGHLIGHTS

- Privileged location in a gated and secure residential area of Nueva Andalucia.
- All amenities within walking distance!
- Very bright home with extensive indoor and outdoor spaces.

THE LOCATION

- Located in an **exclusive and gated residential area with 24h surveillance and CCTV, adjacent to the prestigious Real Club de Golf Las Brisas.**
- A wide range of cafés, bars, restaurants, supermarkets, a tennis club and all kinds of amenities are within easy reach.
- A little further on there is a large commercial centre.
- The iconic marina of Puerto Banus is 2 minutes' drive away.
- **The location of this community is undoubtedly an asset, as one can reach everything on foot.**

THE VILLA

In figures:

- Plot size: 1.559m²
- Built-up area: 295m²
- Terrace surface: 77m²
- 4 bedrooms
- Bathrooms: 4+1
- 2 floors

General:

- **Fenced, flat corner plot.**
- Well-kept garden with lawn and tropical greenery.
- A swimming pool surrounded by a sun terrace and sunbeds.
- Open terraces on the upper floor.
- On the ground floor, an extensive, covered terrace with a chill-out and a dining table for 12.
- Followed by a barbecue area.
- View of the garden and from the top floor to the golf courses.
- South-east to south-west orientation.
- Privacy.

The villa itself:

- **Detached villa modern, Mediterranean style.**
- Built with high quality materials.
- Stylish and bright interior.
- Marble indoor and outdoor floors.
- 4 bedrooms en-suite and a guest toilet.
- Carport for 2 cars.

Distribution:

Ground floor

- An electric gate giving access to the driveway.
- Large entrance hall leading to the living area.
- Staircase with guest toilet.
- High-ceilinged living room with TV lounge decorated with a modern fireplace.
- Adjoining the dining room with a large wine cooler.
- Modern open kitchen with island and breakfast bar.
- From the living spaces, the high sliding windows open onto the covered terrace.
- 3 En-suite bedrooms.
- Laundry and technical room.

Upper floor

- Staircase.
- Elegant master bedroom en-suite with access to private terrace.

Other features:

- Fitted wardrobes in the bedrooms.
- Air conditioning.

- Domotics.
- Outdoor lighting.

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