



Exclusive, prestigious designer villa for sale, located frontline golf in the heart of Nueva Andalucia in Marbella
Marbella Area

🏠 House 📏 Plot 2342 m² 🏠 Built 1033 m² 🏠 Terrace 410 m² 🛏 6 🚿 7 # Ref. 155425

🏠 13.500.000 €

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.

Avant-garde, luxury villa for sale with architectural design, directly bordering the golf course in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Frontline golf.
- Attractive indoor and outdoor areas with an open layout.
- Separate guest or staff accommodation.

THE LOCATION

- Adjacent to the golf course in the heart of Nueva Andalucia.
- Within buggy distance of several first-class golf courses with numerous golf courses within short driving distance.
- Just minutes away from local amenities and various restaurants.
- 10 minutes' drive to the fashionable centre of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to Marbella centre.

THE VILLA

In figures:

- Plot size: 2.342m²
- Total built-up area: 1.033m²
- Terrace surface: 410
- 6 Bedrooms
- 7 Bathrooms
- 3 guest toilets

General:

- Flat, fenced plot.
- A lush landscape garden with lots of greenery.
- **Heated swimming pool with an integrated jacuzzi**, surrounded by a sundeck embellished with Balinese sunbeds.
- Adjacent to the living room is an outdoor lounge with the same ceiling height throughout.
- Covered outdoor kitchen with barbecue, bar and large dining table.
- On the other side of the terrace a 2nd lounge area.
- Magnificent views over the green golf course with the iconic La Concha mountain to the east.
- Southern orientation.
- Privacy.

The villa itself:

- **Villa in immaculate condition.**
- All materials and facilities are of the highest quality.
- Stylish, airy interior.
- Extended driveway with a carport and parking for several cars.
- Spacious, double-height entrance hall.
- **Open-plan concept.**
- Double-height, brightly lit living room with a fireplace lounge.
- 2nd TV lounge separated from the living room by a central partition.
- Open designer kitchen with cooking island and a pantry.
- Integrated dining room.
- The upper landing, shielded by glass railings, connects both wings and looks out onto the mighty living room.
- **Room-high sliding windows with sunken frames create a seamless connection between the indoor and outdoor areas.**
- Ceramic tile floors indoors and outdoors.
- 6 Bedrooms and 7 bathrooms.
- Master suite with custom-made dressing room, en suite bathroom with free-standing bathtub and access to private covered terrace.
- Separate guest or staff quarters.
- Multiple leisure facilities including a sophisticated home cinema, a yoga/fitness room, games room.
- Spacious laundry room and storage.

Other features:

- Advanced home automation with the latest technology.
- Outdoor lighting.



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