



**New, ultra-modern luxury villa for sale with architectural design, frontline golf Los Naranjos in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 960 m<sup>2</sup> 🏠 Built 685 m<sup>2</sup> 🏠 Terrace 209 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 155540

🏠 5.975.000 €

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## Exclusive, high-end villa for sale right on the Los Naranjos golf course in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Frontline Los Naranjos Golf.
- Open-plan living areas with spacious terraces.
- Expansive solarium with leisure facilities.
- Sold furnished!
- Now ready to move in.

### THE LOCATION

#### **Adjacent to the prestigious Los Naranjos Golf Club in the heart of Nueva Andalucia.**

Within buggy distance of several first-class golf courses with associated amenities and numerous additional courses within a short distance.

Just minutes from local amenities and several restaurants.

A 10-minute drive to the centre of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to Marbella centre.

### THE VILLA

#### **In figures:**

Plot size: 960m<sup>2</sup>

Total built area: 650m<sup>2</sup>

Total living area: 408m<sup>2</sup> (incl.: 22m<sup>2</sup> covered terraces)

Open terraces: 169m<sup>2</sup>

Solarium: 277m<sup>2</sup>

Pool: 42m<sup>2</sup>

4 bedrooms

5 bathrooms

Guest toilet: 1

Floors: 1 + solarium and lower floor

#### **General:**

**Elevated plot directly adjacent to the golf course.**

Manicured landscaped garden with tropical plantings.  
Attached pergola terrace with enough space to install lounges and/or a dining table.  
Beautiful lateral water feature merging with the large swimming pool.  
Adjacent to the pool is a sun terrace equipped with sunbeds.  
**Views over the Los Naranjos golf course.**

## **The villa itself:**

### **Newly built modern villa.**

Using highest quality materials with an eye for sophisticated finishing.  
Comfortable, open layout with a trendy and contemporary interior.  
All living spaces are on one level.  
Carport for 2 cars.  
Embellished entrance with several water elements and an artistic rotating door.  
The entrance immediately opens onto the large, open-plan living space with a living and dining area.  
A stunning double-sided fireplace separates the TV lounge from the designer kitchen.  
Integrated dining room with a 2<sup>nd</sup> sitting area.  
Bright interior thanks to the floor-to-ceiling sliding windows that can be found in all rooms of the villa.  
The recessed window frames also allow the interior to be extended to the exterior, creating a pleasant living atmosphere.  
Cream-coloured flooring for inside and outside.  
4 en-suite bedrooms, each with its own private terrace.  
The master suite enjoys an open layout and an area of almost 40m<sup>2</sup>. Also features a custom-made dressing area.  
Lower floor:

- Office space designed with hardwood panels.
- Equipped gym designed in the same style as the office.
- Guest bathroom.
- Laundry and machine room.

### Solarium:

- Outdoor kitchen.
- Several chill-out zones.
- Outdoor home cinema.
- 2<sup>nd</sup> swimming pool/jacuzzi.

## **Other features:**

Glass balustrades.  
Exterior lighting.  
Room-high sliding windows.



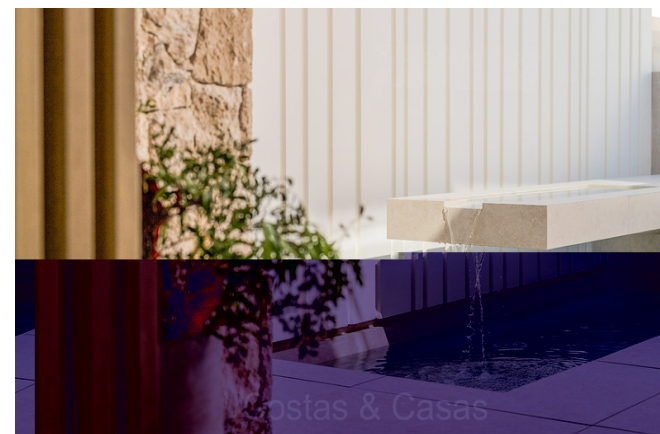
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