



Avant-garde designer villa for sale with numerous luxury amenities, surrounded by golf courses in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1208 m² 🏠 Built 789 m² 🏠 Terrace 245 m² 🛏 6 🚿 7 # Ref. 155535-P

💰 7.995.000 €

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New, futuristic villa for sale in Nueva Andalucia's golf valley in Marbella

BACK ON THE MARKET AND UNDER CONSTRUCTION.

HIGHLIGHTS

- Walking distance to local amenities.
- In a gated community with security.
- Space, light and absolute luxury.
- The villa has everything you need to enjoy Marbella's carefree luxury living.
- Being sold furnished!

THE LOCATION

- Peacefully located in a **gated and secure community** with lots of privacy in the golf valley of Nueva Andalucia, surrounded by the most prominent golf courses, including Las Brisas, Aloha golf, Los Naranjos and La Quinta.
- **Within walking distance of the nearest local amenities and several restaurants.**
- The animated beaches of the Golden Mile and the centre of Puerto Banus are just a few minutes' drive away.

THE VILLA

In figures:

- Plot size: 1,208m²
- Built-up area: 789m²
- Surface terraces: 245m²
- Pool area: 58m²
- 6 bedrooms
- 7 bathrooms
- 2 guest toilets
- 3 floors

General:

- Elevated, fenced plot.
- Exquisitely maintained landscaped garden.
- Infinity pool surrounded by a sundeck with sunbeds.
- Multiple open and covered terraces.
- Charming pergola terrace equipped with a fireplace lounge, dining room and outdoor kitchen.
- Absolute privacy.

The Villa:

- **New, detached villa with state-of-the-art architecture.**
- Using the most advanced technologies.
- An open and sophisticated interior design, with natural building elements always providing a creative look.
- The interior is in complete harmony with the outdoor areas, thanks to the room-high sliding windows that can be fully opened.
- Carport for 3 cars.
- Covered entrance embellished with a magnificent bonsai tree.
- 2 guest toilets.
- Spacious, open living space with cosy TV lounge with open fireplace.
- Across a central partition, a 2nd lounge, with the dining room, seamlessly connects to the terrace.
- Chic kitchen, fully equipped with quality appliances and an island with a natural stone breakfast bar.
- Cream-coloured tiled floors for inside and outside.
- 6 Bedrooms and 7 bathrooms.
- Master bedroom en-suite with bespoke walk-in wardrobe and private terrace, equipped with a Jacuzzi.
- Lower floor:
 - Accessed via a patio.
 - Large multi-purpose room equipped with natural light and furnished as a playroom with pool table, bar and TV lounge.
 - Office space.
 - Equipped gym with sauna.
 - 5th and 6th bedrooms en-suite.

Other features:

- Exterior lighting.
- Fireplace.
- Glass balustrades.
- Home automation system with latest technology gadgets.

Expected completion date - 1st quarter of 2025.



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