Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Designer villa for sale surrounded by golf courses in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 1604 m² | Built 752 m² | Terrace 247 m² | 5 | 6 | Ref. 155525

6.850.000 €

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Contemporary, luxury villa in modern, Andalusian style situated in the golf valley of Nueva Andalucia, Marbella

SOLD

IGHLIGHTS

- Recently built Villa.
- Close to a diverse range of golf resorts.
- Spacious, open and covered outdoor areas.
- Being sold furnished!
- Guest or staff accommodation with separate entrance.
- Ready to move in.

THE LOCATION

- In the heart of the golf valley of Nueva Andalucia.
- **Buggy distance from the renowned golf courses Las Brisas, Los Naranjos and Aloha and with numerous additional class golf courses only a short drive away.**
- **Just minutes from local amenities and several restaurants.**
- 10 minutes' drive to the centre of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to the centre of Marbella.

THE VILLA

In figures:

- Plot size: 1,604m²
- Living area: 752m²
- Surface area open terraces: 247m²
- Swimming pool: 47m²
- 5 Bedrooms
- 6 bathrooms
- Guest toilet: 2
- Residential floors: 3

General:

- **Elevated plot.**
- Well maintained, with tropical plantings and plenty of lawn.
- Rectangular, swimming pool surrounded by a 144m² sundeck.
- Covered and open terraces offering ample space for relaxation.
- Open terrace on the upper floor with a Jacuzzi and space for chill-out.
- **South-west orientation.**
- Lots of privacy thanks to the surrounded greenery.

The villa itself:

- **Detached luxury residence with contemporary, Mediterranean architecture.**
- High-quality materials and a high level of finishing.
- A coherence between classic construction and ultra-modern interior create a very unique living atmosphere.
- Entrance with an elegant water element.
- The interior spaces feature a seamless transition to the terraces thanks to room-high sliding windows with recessed frames.
- Also, the house enjoys plenty of natural light which manifests itself in airy and bright rooms.
- A central, architectural spiral staircase connects all floors.
- Open-plan layout.

Distribution :

Ground floor

- Entrance hall with cloakroom and lift.
- 2 Guest toilets.
- 2 Bedrooms en-suite.
- Sleek designer kitchen with island and breakfast bar.
- Adjoining integrated dining room and sitting area.
- Large living room with a stylish fireplace/TV lounge and a 2nd sitting area.
- Office space with adjacent small lounge.
- A covered terrace, including an outdoor kitchen, with enough space for a large dining table and an additional seating area.
- Storage room.

Upper floor

- Landing with lift.
- 1 en-suite guest bedroom.
- Master bedroom en-suite with walk-in wardrobe and private terrace where you enjoy panoramic views over the golf valley.

Ground floor:

- Hallway with lift.
- Wine cellar.
- Large entertainment room, free to furnish as a playroom or home cinema.
- Fitted gym with sauna and bathroom.
- Guest or staff quarters with separate entrance via patio.
- Laundry and storage room.
- Technical room.
- Indoor garage for 3 cars.

Other features:

- Lift.
- High-end home automation.
- Air conditioning.
- Underfloor heating.

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