



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 €

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.

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

SOLD

HIGHLIGHTS

- 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.

View all new projects that meet your requirements with us. You will not pay a penny more than at the property developer, but you will enjoy our market knowledge and Top-Service.



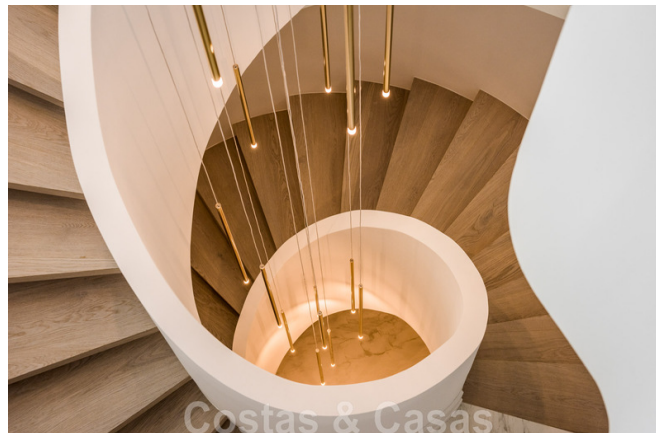
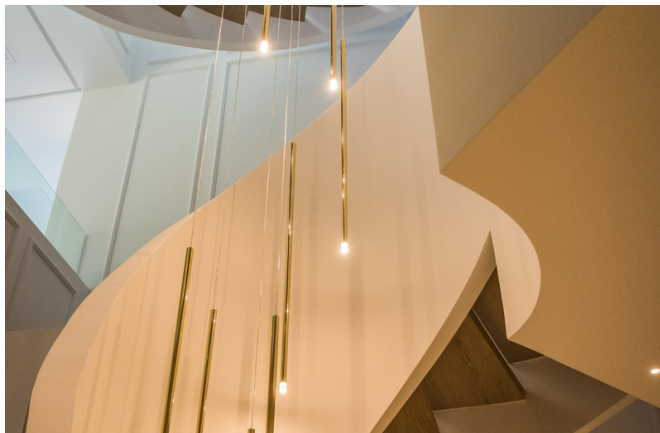
Designer villa for sale surrounded by golf courses in Nueva Andalucia's golf valley, Marbella

Marbella Area

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

6.850.000 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.



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 €

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.