



**New on the market! Unique villa for sale, with cosy outdoor spaces and panoramic views in Nueva Andalucia, Marbella. Walking distance to Puerto Banus.**

Marbella Area

🏠 House 📏 Plot 369 m<sup>2</sup> 🏠 Built 338 m<sup>2</sup> 📏 - 🛏 4 🚿 5 🏠 Ref. 155805

🏠 2.195.000 €

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## Eccentric, modernist villa for sale, within walking distance of amenities and Puerto Banus, Marbella

### SOLD

### PROPERTY HIGHLIGHTS

- Sophisticated concept with unique architectural style.
- Very airy and bright rooms.
- Multiple lounge areas both inside and outside.
- Private heated swimming pool with jet-stream for swimming.
- At walking distance to amenities, the beach and Puerto Banus.

### THE LOCATION

- **Centrally located within walking distance to Puerto Banus** with its picturesque marina and luxury boutiques, restaurants and clubs, the Corte Inglés shopping centre and the beach with many trendy beach clubs.
- For golf lovers, there are 4 excellent golf courses in the immediate vicinity with a great choice of additional courses within a 10 km radius.
- Short drive to San Pedro and Marbella centre.

### THE VILLA

#### In figures:

- Plot size: 369m<sup>2</sup>
- Total built area: 338m<sup>2</sup>
- 4 bedrooms, 5 bathrooms
- 2 guest toilets
- Residential floors: 3 + solarium

#### General:

- Fenced, descending plot.
- Colourful, landscaped flower beds.
- **Heated swimming pool** surrounded by a sun terrace.
- Beautiful, panoramic views of La Concha mountain and the coast.

## The villa itself:

- **Detached luxury villa with surprising architecture.**
- Designed with advanced engineering and modern technologies.
- A mix of wooden parquet, high ceilings and large windows, carpets and a modern Andalusian touch, gives this house a warm and homely feel.
- Room-high sliding windows provide plenty of natural light and a seamless connection between the indoor and outdoor spaces.
- 4 bedrooms and 5 bathrooms.

### Entrance floor +1

- Covered entrance.
- Magnificent entrance hall with triple-height ceiling.
- Guest toilet.
- Spacious living room with an open layout and dining area with fireplace.
- Fully equipped kitchen with breakfast bar and access to an open terrace equipped with a dining table and seating area.
- Front parking.
- Outdoor gym.
- A descending garden staircase opens onto the garden.

### Ground floor 0

- Stairwell with guest toilet.
- Guest bedroom en-suite, possibly also convertible into office space.
- Cosy, large family room with TV lounge and fireplace.
- Covered terrace with chill-out and dining table.
- Private swimming pool.
- Outdoor kitchen with barbecue.
- Technical room.
- Storage room.

### Upper floor +2

- Stairwell.
- 2 bedrooms en-suite.
- The spectacular master suite has a double-height, vaulted ceiling and features a bespoke walk-in wardrobe and access to the private terrace.

### Solarium +3

- Connected to the floor below by an external spiral staircase.
- **Jacuzzi.**
- **Chill-out with bar.**
- **Panoramic views.**

## Other features:

- Fitted wardrobes in the bedrooms.
- Fireplace.
- Air conditioning throughout the house.
- **Underfloor heating.**
- Alarm system.
- Smart lighting system.
- Sonos speakers.
- Jet-stream in the pool for swimming.





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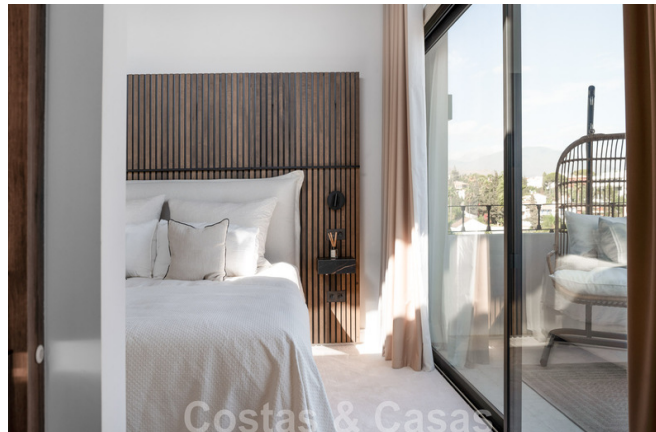
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