Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
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Majestic one-floor villa for sale with relaxing, Balinese design, located within walking distance of Puerto Banus, Marbella

Marbella Area

House | Plot 487 m² | Built 176 m² | Terrace 62 m² | 4 | 4 | Ref. 155855

2.650.000 €

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Minimalist luxury residence for sale in natural, sustainable surroundings in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Privileged location within walking distance of all amenities.
- Tropical outdoor spaces with luxury leisure facilities.
- Space, light and privacy.
- Ideal as permanent residence or investment.
- Ready to move in.

THE LOCATION

- Quietly situated in a lower part of one of Marbella's most desirable districts, Nueva Andalucia.
- **Within walking distance of all amenities, Puerto Banus' fashionable marina and beautiful sandy beaches.**
- In the heart of the golf valley surrounded by the renowned golf courses Las Brisas, Los Naranjos and Aloha, with numerous additional class golf courses within short driving distance.

THE VILLA

In figures:

- Plot size: 487m²
- Built-up area: 176m²
- Surface terraces: 62m²
- 4 bedrooms, 4 bathrooms

General:

- Fenced plot in privileged location.
- Magnificent exterior with high quality landscaping and Mediterranean plants.

- Large Balinese-style swimming pool flanked by a sun terrace equipped with sun beds.
- Pergola terrace with outdoor kitchen and dining table.
- Privacy.

The villa itself:

- **Fully renovated, detached villa with tropical-Balinese design.**
- **All is on one floor.**
- Unseen attention to the most detailed and highest level of finishing.
- Refined, organic furnishings.
- Carport for 1 car.
- Beautiful entrance with an atrium.
- The entrance hall opens onto the open-plan living space.
- A sunken TV lounge with a modern fireplace.
- Integrated dining room.
- Practical kitchen, fully equipped and featuring a seating island.
- Room-high sliding windows allow for plenty of natural light that brings the interior even more to life.
- 2 guest bedrooms with en-suite bathrooms, have access to an outdoor area equipped with wellness facilities, embellished with tropical natural elements and gravel floor.
- Master bedroom en-suite, with access to an outdoor private spa area, with the same finishes.
- Laundry room.
- Separate guest-staff quarters with a bedroom en-suite.

Other features

- State-of-the-art home automation/automation.
- Ballingslöv kitchen with Gaggenau appliances.
- Underfloor heating in the bathrooms.
- Open fireplace.
- Fitted wardrobes.
- Custom-made wooden front door with rotation system.

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