



**Move-in ready, Andalusian luxury villa for sale in a secure and gated residential area of Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1000 m<sup>2</sup> 🏠 Built 268 m<sup>2</sup> 🏠 Terrace 190 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 155905

🏠 2.350.000 €

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, Andalusian luxury villa for sale with luminous and open spaces in Nueva Andalucia, Marbella

SOLD

### PROPERTY HIGHLIGHTS

- Located in a gated and guarded country club.
- Inviting indoor and outdoor spaces.
- Tranquillity and privacy.
- Fully furnished and move-in ready.

### LOCATION

**Peacefully located in a gated and secure urbanisation in an elevated position in Nueva Andalucia.**

Surrounded by several top golf courses including Los Naranjos Golf, Las Brisas Club and Aloha Golf.

Puerto Banus and Marbella centre are a 10-minute drive away.

Just a 5-minute drive from the beach and all necessary amenities.

Luxurious 5-star amenities nearby include Puente Romano Hotel, Marbella Club hotel and an abundance of restaurants and bars.

### THE VILLA

#### In figures:

Plot size: 1,000m<sup>2</sup>

Built-up area: 418m<sup>2</sup>

Interior surface area: 268m<sup>2</sup>

Terraces: 190m<sup>2</sup>

4 bedrooms

5 bathrooms

1 guest toilet

2 living levels

#### General:

**Fenced corner plot.**

Manicured garden with lawn and a large swimming pool surrounded by sun terrace with loungers.

Adjacent **bar and several seating areas.**

Lateral pergola terrace with a **barbecue area and outdoor kitchen.**

Covered terrace with space for a lounge and dining table.

Views of the surrounding area and La Concha mountain from the upper floor.

**South-west orientation.**

Privacy.

## **The villa itself:**

**Andalusian villa with contemporary design in excellent condition.**

Using first-class materials with an eye for detail.

A neutral colour combination for the interior was used to convey elegance.

Parking for 1 car.

Guest toilet.

Open plan living space.

An airy and bright living area with a double-height ceiling is fitted with a modern fireplace.

Integrated dining area.

Designer kitchen equipped with high-end appliances, wine cooler and a breakfast bar.

High sliding windows create bright rooms.

Cream-coloured porcelain tile floors.

4 bedrooms en-suite, 1 separate bathroom, 1 guest toilet.

Master bedroom en-suite with walk-in wardrobe and access to private terrace.

Office space.

Bodega.

Laundry room.

## **Other features:**

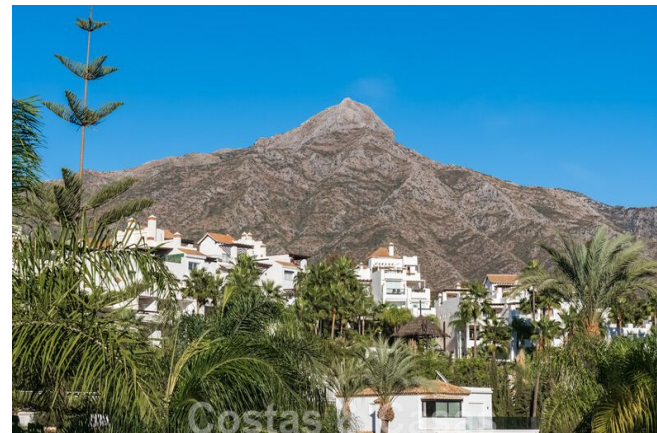
Glass balustrades.

Air conditioning.

Fitted wardrobes.

Exterior lighting.

Intercom system.



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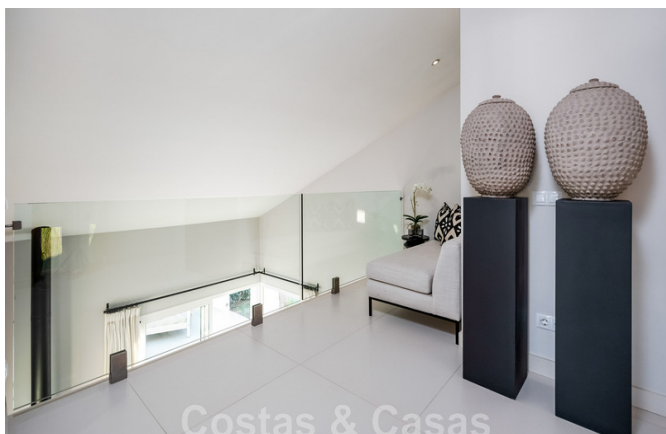
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