Costas & Casas
Marbella Real Estate

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## Modern luxury villa for sale located with private tennis court in prestigious residential area in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 2478 m² | Built 596 m² | Terrace 212 m² | 5 | 6 | Ref. 156195 | 7.650.000 €

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# Warm modern, luxury villa for sale with panoramic views in Nueva Andalucia, Marbella

## SOLD

## HIGHLIGHTS

- Quiet location a short distance from all amenities.
- Prestigious residential area.
- Panoramic views towards the sea.
- Attractive indoor and outdoor spaces with an open layout.
- Private tennis court.

## THE LOCATION

Situated in a unique, **elevated position in a prestigious residential** area nestled between three first-class golf courses in the heart of Nueva Andalucia.
Just minutes from local amenities and several restaurants.
A 10-minute drive to the fashionable centre of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to Marbella centre.

## THE VILLA

### In figures:

Plot size: 2.478m²
Total built area: 596m²
Surface terraces: 212m²
5 bedrooms
6 bathrooms
2 guest toilets
2 residential floors

### General:

- Spacious plot located in an **elevated position**.

- **Villa in a modern style and impeccable condition.**
- All materials and amenities present are of the highest quality.
- Stylish, airy interior design.
- **Room-high sliding windows with recessed frames provide a seamless connection between the indoor and outdoor spaces.**
- Lush landscaped garden with plenty of greenery.
- Large **infinity pool** surrounded by expansive open terraces.
- Upstairs terraces are bordered by glass balustrades.
- **Magnificent views over the valley, the iconic La Concha mountain with the Mediterranean in the distance.**
- South-east orientation.
- Privacy thanks to high plantings around the plot.
- **Private tennis court.**

## Distribution of the villa:

Entrance floor (+1)

- Entrance hall with guest toilet, lift and stairs.
- Walking into the villa, you are welcomed into an open, bright living space with a TV lounge and integrated dining room.
- Bespoke open kitchen with island equipped with breakfast bar with seating and a 2nd dining table.
- Spacious master bedroom with en suite bathroom, walk-in wardrobe and private terrace.
- Central pergola terrace equipped with an 'al fresco' dining area with the Mediterranean sparkling in the horizon.
- Adjacent is a 2nd living area with a utility room and wine cooler.
- Indoor garage for 3 cars.
- An external staircase leads to the lower floor.

Garden floor

- 4 en-suite guest bedrooms.
- Fully equipped gym with adjacent sauna and bathroom.
- Central TV lounge, possible to convert into office space.
- Laundry room, technical room.
- Direct access to outdoor areas and garden.

## Other features:

**Private lift.**
Miele appliances in the kitchen.
Natural stone floors in the living areas.
Hardwood floors in the bedroom.
Air conditioning.
Underfloor heating.
Advanced home automation.
Alarm system with CCTV cameras.
Exterior lighting.

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