Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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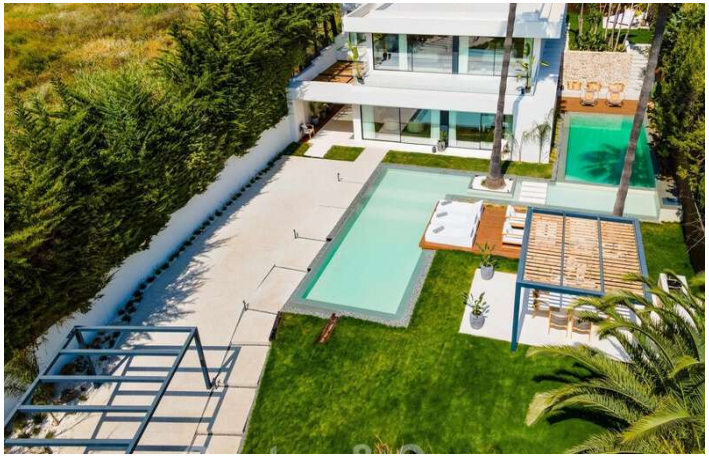



Modern luxury villa for sale with contemporary design, located a short distance from Puerto Banus, Marbella

Marbella Area

House | Plot 1038 m² | Built 435 m² | Terrace 103 m² | 4 | 4 | Ref. 155785 | **3.550.000 €**

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Minimalist luxury villa for sale with large designer pool in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Privileged location a short distance from all amenities.
- Interior with open layout and tropical outdoor spaces.
- Space, light and privacy.
- Being sold furnished

THE LOCATION

Quietly situated in a residential villa development in one of Marbella's most desirable districts, Nueva Andalucia.
A short distance from all amenities, Puerto Banus' fashionable marina and beautiful 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: 1,038m²
Built-up area: 435m²
Surface terraces: 103m²
4 bedrooms, 4 bathrooms
1 guest toilet
2 levels of living + roof terrace

General:

Fenced plot in privileged location.
Magnificent exterior with high quality landscaping and Mediterranean plants.
Large architectural pool overflowing into a 2nd pool.
Adjacent wooden sun terraces with chill-out facilities.
Pergola terrace with outdoor kitchen and dining table.
A solarium with a lounge area.

West facing.
High plantings around the plot provide privacy.

The villa itself:

Fully renovated, detached villa.
Great attention to the most detailed and highest level of finishing.
Refined, organic furnishings.
A motorised gate gives access to the driveway, equipped with a carport and parking for several cars.
Entrance hall with guest toilet and stairs leading upstairs.
Open living area with a modern fireplace.
Modern living kitchen with 2 sitting islands, pantry and access to the outdoor areas.
Integrated dining table.
Thanks to the room-high sliding windows, there is plenty of natural light that brings the interior even more to life.
2nd TV lounge.
Laundry room and technical room.
All bedrooms are located on the upper floor and have en-suite bathrooms and give access to the upper and rear lawn or terrace.
Spacious master bedroom en-suite, with a walk-in wardrobe and access to an expansive terrace.

Other features
Glass balustrades.
Air conditioning for cooling and heating.
Underfloor heating throughout the villa.
Sophisticated home automation/automation.
Bespoke kitchen with Gaggenau appliances.
Ceramic tile and oak parquet floors.
Room-high oak doors.
Integrated bluetooth music system.
Alarm system.
Automatic irrigation system.

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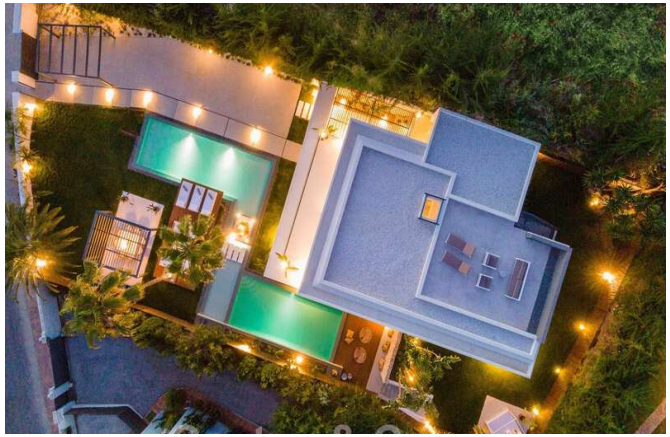

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