



**Sophisticated modern-style designer villa for sale in a gated community in Nueva Andalucia's golf valley, Marbella**

Marbella Area

🏠 House 📏 Plot 1300 m<sup>2</sup> 🏠 Built 1090 m<sup>2</sup> 🏠 Terrace 747 m<sup>2</sup> 🛏 7 🚿 6 # Ref. 152498

🏠 4.995.000 €

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## New, modern, luxury villa for sale with extensive terraces in a gated and secure neighbourhood in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Prime location within walking distance of many amenities.
- Multi-purpose room + outdoor pool.
- Large solarium with panoramic views.
- Private Mediterranean garden with swimming pool.

### THE LOCATION

- Ideally located in an elevated position in a secluded, residential area of Nueva Andalucia's golf valley.
- Surrounded by several prestigious golf courses including Aloha, Las Brisas and Los Naranjos.
- Walking distance to local amenities including many restaurants and supermarkets in Nueva Andalucia.
- Just a few minutes' drive from Puerto Banus and the beach.

### THE VILLA

#### In figures:

Plot size: 1.300m<sup>2</sup>  
Built-up area: 1.090m<sup>2</sup>  
Interior surface area: 343m<sup>2</sup>  
Surface area terraces: 747m<sup>2</sup>  
7 bedrooms  
6 bathrooms  
1 guest toilet  
3 levels of living + solarium

#### General:

- Fully fenced corner plot located in an elevated position.
- Tropical landscape garden with palm trees and other native plants.
- Spacious swimming pool with mosaic lining.
- Attached terrace with outdoor shower and jacuzzi.
- Bright interior rooms and expansive outdoor spaces.
- Views of the surroundings and of the iconic La Concha mountain.
- South orientation.

## The villa:

- Recently built, detached villa in a modern style.
- Unprecedented attention to the most detailed and highest level of finishing.
- Artistic and characterful interior design.
- Room-high sliding windows allowing plenty of natural light and access to outdoor spaces.

## Distribution:

### Ground floor

- Stairwell with lift.
- Open-plan living space with a living and dining area.
- Part of the living area provides a glass floor through which you overlook the lower floor.
- Living room with a fireplace.
- Open-plan kitchen with an island fitted with seating.
- Integrated dining area.
- Spacious covered terrace with a lounge, al fresco dining area and a barbecue area.

### Upper floor

- Stairwell and lift.
- 3 bedroom en-suite with access to terrace.
- Large master bedroom en-suite with a large, open dressing area and access to an open terrace.

### Solarium

- With a surface of 200m<sup>2</sup>, the solarium offers ample space for installing lounge areas or other leisure facilities.

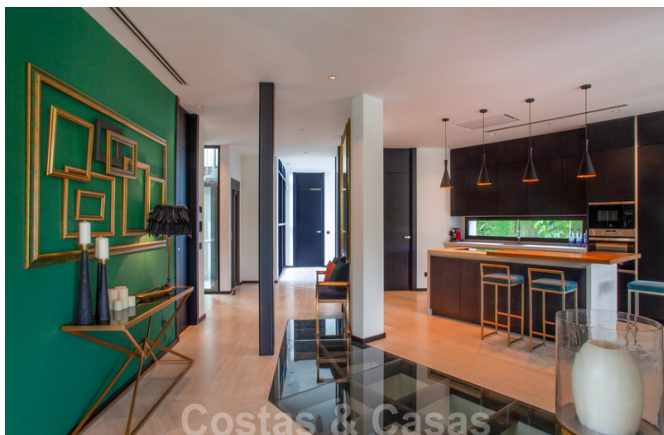
### Lower floor

- Stairwell with lift.
- Guest toilet.
- 2<sup>nd</sup> living space with TV lounge and dining table.
- 1 guest bedroom en-suite.
- Multi-purpose room possibly to be converted into a playroom with bar and chill-out.
- Laundry and storage room.
- Indoor garage for several cars.

- Parking for 5 cars.

### **Other features:**

Lift.  
Glass balustrades.  
Air conditioning.  
Advanced home automation system.  
Exterior lighting.



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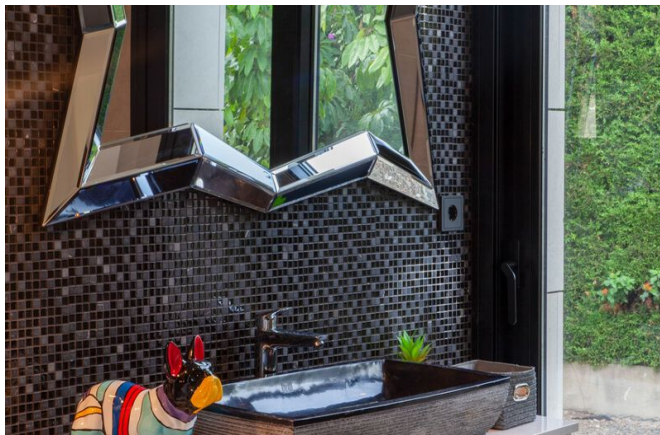
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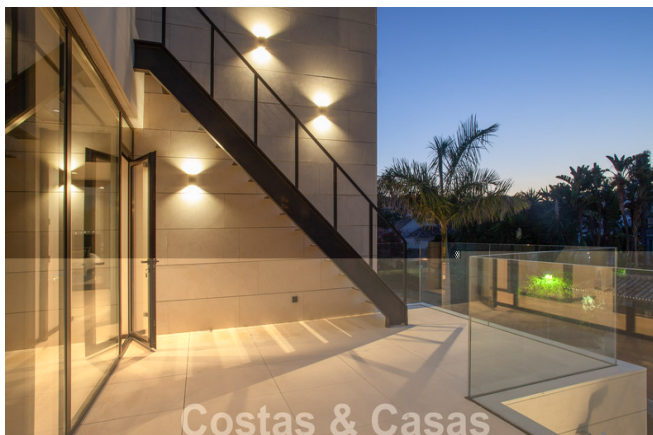
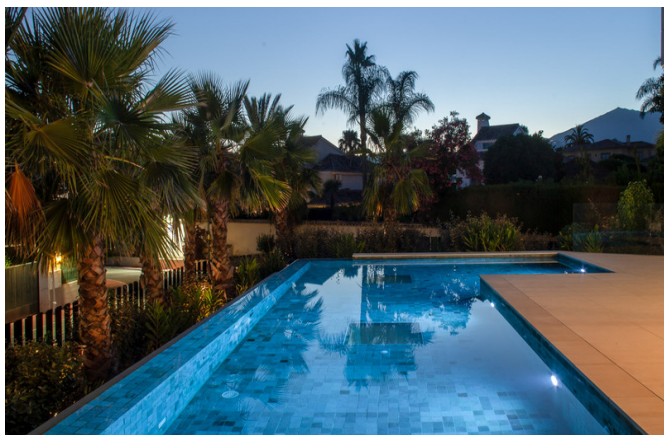
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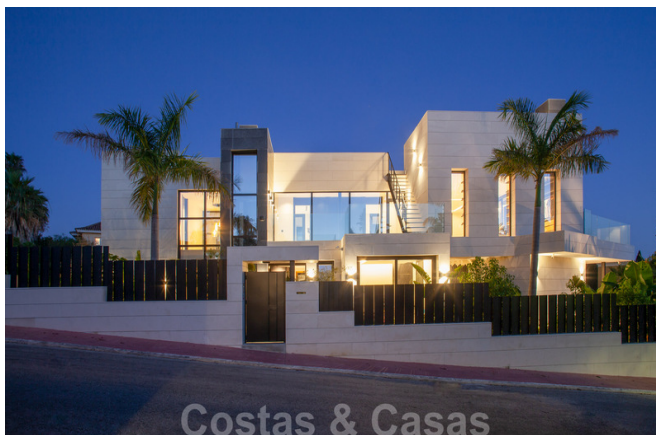
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