Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | 2.995.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

Mediterranean villa for sale with stunning sea views in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Privileged location a short drive from all amenities.
- Open and bright rooms.
- Elevated position with stunning sea views.
- Fully renovated.

THE LOCATION

- Peacefully located in a residential villa development in one of Marbella's most sought-after areas, Nueva Andalucia.
- Surrounded by the renowned golf courses of Los Naranjos, Las Brisas golf club and Aloha with numerous other golf courses within short driving distance.
- A short distance from all amenities, the fashionable Puerto Banus marina and beautiful beaches.

THE VILLA

In figures:

Plot size: 931m²
Total built area: 397m²
Surface terraces: 42m²
5 bedrooms, 4 bathrooms
1 guest toilet
3 residential floors

General:

- Fenced plot in an elevated position.
- Manicured exterior with high-quality landscaping.
- Swimming pool surrounded by a wooden sundeck.

- An attached, pergola terrace provides space for a dining table and is equipped with motorised sun blinds.
- Sublime views towards the Mediterranean Sea.
- Oriented to the south.
- High planting around the plot ensures privacy.

The villa itself:

- Fully renovated family villa in excellent condition.
- Covered entrance, embellished with some palm trees.
- Guest toilet.
- The entrance hall gives access to the main floor with a large open living space with a lounge and kitchen.
- From the living room, you also immediately enjoy a beautiful blue horizon.
- The modern open-plan kitchen is fully equipped with a cooking island and dining table.
- The high sliding windows in the living room provide access to the main terrace, equipped with an outdoor kitchen and lounge area.
- On the main floor, there are also 3 bedrooms, 1 of which is en-suite and 2 with a shared bathroom.

Upper floor

- 2 large bedrooms with a shared bathroom and access to a spacious open terrace.

Lower floor

- Multi-purpose room furnished with a 2nd TV lounge and games room.
- En-suite guest bedroom.
- Bodega.
- Gym with guest toilet, sauna, shower and kitchenette.
- Technical room and storage room.
- Indoor garage for 1 car.

Other features:

Double glazing.
Glass balustrades.
Daikin air conditioning for cooling and heating.
Solar panels.
Integrated music system.
Fitted wardrobes.
Alarm system.
Intercom system.
Exterior lighting.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | 2.995.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | **2.995.000 €**

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | 2.995.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | 2.995.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com









Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

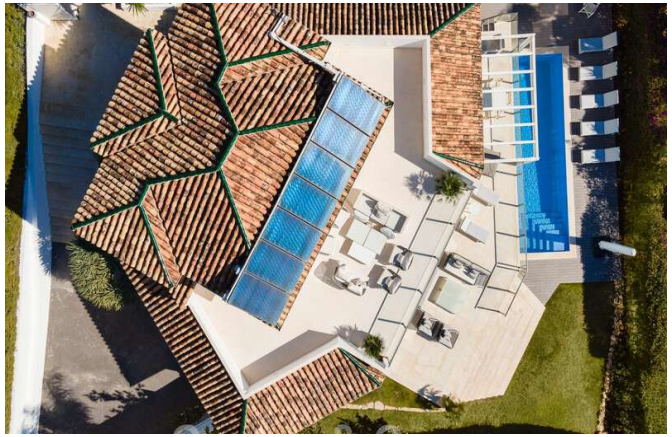
Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | 2.995.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Spanish luxury villa for sale with contemporary Mediterranean architecture located in the heart of Nueva Andalucia's golf valley in Marbella

Marbella Area

House | Plot 931 m² | Built 397 m² | Terrace 42 m² | 5 | 4 | Ref. 156310 | **2.995.000 €**

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 from part of any contract. The price does not included purchase costs.