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







New luxury villa for sale with a contemporary architectural style located in a secure community of Nueva Andalucia, Marbella

Marbella Area

House | Plot 1043 m² | Built 304 m² | Terrace 83 m² | 5 | 6 | Ref. 156340

2.495.000 €

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New luxury villa development for sale in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Newly built villa with modern, Andalusian architecture.
- Attractive outdoor areas with relaxation possibilities.
- Quiet location with lots of privacy.
- 5+1 Bedrooms and 6 bathrooms.
- Move-in ready.

THE LOCATION

Quietly located in a **gated urbanisation of Nueva Andalucia** surrounded by similar high-end properties.
Just a few minutes' drive from some prestigious golf courses of the golf valley including Los Naranjos Golf Club, Golf Club Aloha and Real Club de Las Brisas.
The fashionable marina of Puerto Banus is a 10-minute drive away.

THE VILLA

In figures:

Plot size: 1.043m²
Total built area: 304m²
Surface terraces: 83m²
5+1 bedrooms
6 bathrooms
1 guest toilet

Description:

Descending, fully fenced plot.
High-quality landscaping with palm trees and lawn.
South-west orientation.
Quality villa on plan, designed with attention to a detailed and high level of finishing.
Stylishly decorated with soft, neutral colour tones creating a harmonious living atmosphere.
Room-high sliding windows with recessed profiles throughout the villa create bright rooms and seamless connections between the interior and exterior.

Cream-coloured interior and exterior floors.

Distribution:

Elevated entrance floor
Carport for 1 car.
An external staircase to the entrance.
Master bedroom with en-suite bathroom and access to a spacious, open private terrace overlooking the prestigious Los Naranjos golf club.

Main floor -1
The stairwell opening onto the open living space.
Modern open kitchen with adjacent dining room.
A spacious living room is richly lit thanks to the floor-to-ceiling sliding windows that also open onto the outdoor area.
An attached porch can be closed by glass curtains and can serve as a dining room or 2nd lounge.
1 en-suite bedroom with private terrace.
Storage and laundry room.

Lower floor -2
Stairwell and landing.
3 bedrooms each with en-suite bathroom.

Garden level -3
Covered terrace with barbecue area.
Adjacent outdoor lounge.
Swimming pool embellished with a water feature and surrounded by a sun terrace.
Adjacent pergola terrace equipped with an outdoor kitchen and an "al fresco dining" area.

Other features:

Glass balustrades.
High ceilings.
Outdoor lighting.
Outdoor shower.

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