



**Modern luxury villa for sale in gated community of golf valley of Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1001 m<sup>2</sup> 🏠 Built 701 m<sup>2</sup> 🏠 Terrace 344 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 156460

🏠 2.750.000 €

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## Modern luxury villa for sale in gated community of Nueva Andalucia, Marbella

SOLD

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### PROPERTY HIGHLIGHTS

- In a gated complex of similar villas.
- A short distance from all amenities.
- Oasis of calm and privacy.
- Multi-purpose rooms + spacious outdoor pool.
- Open plan living.

### THE LOCATION

- **Quietly located in a cul-de-sac of a gated community in the hills of Nueva Andalucia.**
- The residential area is surrounded by greenery and is just a few minutes' drive from all amenities and the pleasant liveliness of Puerto Banus and Marbella.
- The 3 great golf courses of Nueva Andalucia, Los Naranjos, Las Brias and Aloha are a stone's throw away. The beautiful golf courses of La Quinta and Los Arqueros are also nearby, a few minutes away in neighbouring Benahavis.

### THE VILLA

#### In figures:

Plot size: 1.001m<sup>2</sup>  
Built-up area: 701m<sup>2</sup>  
Interior surface area: 357m<sup>2</sup>  
Surface area terraces: 344m<sup>2</sup>  
5 bedrooms  
4 bathrooms

2 guest toilets  
3 living levels + solarium

## General:

- **Level plot, fully fenced with high plantings.**
- Manicured landscaped garden with native plants.
- Swimming pool surrounded by a sundeck.
- Adjacent pavilion with space to install lounge facilities.
- Spacious covered terrace with an 'al fresco dining' area and space for multiple lounge facilities.
- **South-west facing.**
- From the solarium you enjoy 365° views of the surrounding area with the picturesque mountain landscape and the Mediterranean Sea in the distance.

## The villa:

- **White, detached villa designed with clean building lines and large terraces.**
- Top specifications and finishes.
- Partial sea views.
- Modern and stylish interior with elegant furnishings.
- The presence of room-high sliding windows and additional fenestration generate plenty of natural light.

## Distribution:

### Ground floor

- Entrance with stairwell.
- Guest toilet.
- Airy living space with a living and dining area.
- Tailor-made open-plan kitchen with an island with seating and adjacent dining table.
- The central part of the living space provides a double-height ceiling providing extra light and ventilation.
- Living room with a fireplace lounge.
- 1 guest bedroom.

### Upper floor

- Stairwell with landing.
- 2 bedrooms en-suite, one with a dressing room, both with access to the extensive terraces.

### Lower floor

- Stairwell and guest toilet.
- 2 guest bedrooms.
- Multi-purpose room fitted with windows, providing natural sunlight. This space can be converted into a relaxation area with playroom, gym, ... .
- Laundry room and technical room.

- Indoor garage for 3 cars.

#### Solarium

- An external staircase provides access to the solarium.
- Jacuzzi.
- Space for installing sunbeds.

#### **Other features:**

Glass balustrades.

Air conditioning for cooling and heating.

Solar panels.

Fireplace.

Siemens appliances in the kitchen.

Fitted wardrobes.



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