



Spacious contemporary luxury villa located on frontline golf with views of La Concha mountain in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1000 m² 🏠 Built 770 m² - 🛏 4 🚿 4 # Ref. 156888

💰 4.495.000 €

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Modern luxury villa for sale in a prestigious area in the golf valley of Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Adjacent to the golf course in a prestigious gated community.
- Close to all amenities.
- 4 bedrooms, 5 bathrooms, relaxation room, gym.
- L-shaped pool.
- Being sold complete high quality furnished.
- Brand new and move-in ready.

THE LOCATION

- Peacefully located in the heart of the golf valley, adjacent to the golf course with several high class golf courses in the immediate vicinity.
- Only a short drive to all amenities, restaurants, tapas bars, sports and leisure facilities.
- 10-minute drive to Puerto Banus, the beach and 12 minutes to the centre of Marbella.
- The area includes similar luxury homes and is close to protected natural areas, ideal for walks.

THE VILLA

In figures:

Plot size: 1.000m²
Built-up area: 770m²
4 bedrooms, 4 bathrooms
Guest toilet
3 floors

General:

- Spacious plot, enclosed by high plantings.

- Manicured landscaped garden with a private swimming pool in an L-shape around the terrace.
- Generous open and covered terraces equipped with lounge areas, a barbecue and an 'al fresco dining' area.
- Vast views of the surrounding area with golf courses and with the La Concha mountain in the background.

The villa:

- **Detached newly built villa in a contemporary architectural style.**
- Warmly decorated with a neutral colour palette.
- **Room-high sliding windows** in the villa also make for very bright rooms.
- A motorised gate at the entrance to the house leads to the indoor garage.
- Walking in, you immediately enter the large, **open-plan living space**.
- Large open-plan living area with TV lounge, integrated dining area and kitchen.
- **Open kitchen**, complete with Siemens appliances and a kitchen island with breakfast bar.
- A total of 4 bedrooms, 4 bathrooms.
- Downstairs entertainment room with pool table, bodega and TV lounge.
- **Equipped gym.**
- Laundry room.
- Indoor garage for 2 cars.

Other features:

Glass balustrades.
Air conditioning for cooling and heating.
Underfloor heating.
Fitted wardrobes.
Advanced home automation system.
Built-in music system.
Exterior lighting.



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