



Modern, symmetrical, luxury villa for sale a stone's throw from the golf courses of Nueva Andalucia's valley, Marbella
Marbella Area

🏠 House 📏 Plot 2005 m² 🏡 Built 457 m² 🏞️ Terrace 360 m² 🛏️ 5 🚿 5 # Ref. 157005

💰 6.995.000 €

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 form part of any contract. The price does not include purchase costs.

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

OFF MARKET

PROPERTY HIGHLIGHTS

- Close to all amenities.
- 5 bedrooms, 5 bathrooms.
- Gigantic private pool and plenty of lounge possibilities.
- Guest house with private entrance.
- Modern, symmetrical architecture.

THE LOCATION

- Quietly situated at the end of a cul-de-sac in Nueva Andalucia's golf valley, with several prominent golf courses in the immediate vicinity.
- Only a short drive to restaurants, tapas bars, sports and leisure facilities.
- 10-minute drive to Puerto Banus, the beach and 12 minutes to Marbella city centre.
- The villa neighbourhood includes similar luxury homes.

THE VILLA

In figures:

Plot size: 2.005m²
Total built area: 457m²
Surface terraces: 360m²
Bedrooms: 5
Bathrooms: 5
Guest toilet
2 levels

General:

- **Spacious, complete fenced plot.**
- South facing.
- Manicured landscaped garden with Mediterranean plants and lawn.
- Enchanting infinity pool, with an integrated seating area accompanied by two cosy lounge beds overlooking the golf course.
- Generous open and covered terraces equipped with various leisure facilities.
- 2 symmetrical pergola terraces on the upper floor equipped with lounge areas, a Jacuzzi and an outdoor gym.
- **A guest house at garden level with a lounge, kitchen, bedroom, bathroom and private covered terrace equipped with an outdoor kitchen and dining area.**

The villa itself:

- **Detached luxury villa designed under a symmetrical, modern architecture.**
- A motorised gate and pedestrian entrance provide access to the plot.
- You enter into a double-height entrance hall that opens immediately into the living space.
- Elegantly furnished with a neutral colour palette.
- Spacious living room with an open layout, furnished with a cosy TV lounge and fireplace.
- Complete kitchen with cooking island and adjoining dining table.
- Adjacent a 2nd, light-flooded dining area.
- Room-high sliding windows with recessed profiles throughout the villa ensure bright rooms and a seamless transition to the outdoor areas.
- 5 bedrooms and 5 bathrooms.
- The master suite enjoys breathtaking views over the golf course and features a large walk-in wardrobe.
- Laundry room.
- Carport for 2 cars.

Other features:

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



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