



**Mediterranean luxury villa for sale in the heart of Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1121 m<sup>2</sup> 🏠 Built 330 m<sup>2</sup> 📄 - 🛋️ 4 🚿 4 🏷️ Ref. 157111

🏷️ 2.795.000 €

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.

## Fully refurbished luxury villa for sale in Nueva Andalucia's golf valley, Marbella

### PROPERTY HIGHLIGHTS

- Fantastically located, close to all amenities.
- High quality interior design with an open concept.
- Being completely renovated (ready end of 2023).
- Modern and luxurious living.

### THE LOCATION

In the heart of the golf valley of Nueva Andalucia **just minutes by golf cart to the most prominent golf courses in the valley.**  
Just minutes from local amenities.

Just minutes away from Puerto Banus' world-famous marina and from Marbella's Golden Mile, where you can find an abundance of luxury boutiques, fine restaurants, upmarket beach clubs and leisure facilities.

### THE VILLA

#### In figures:

Plot size: 1,121m<sup>2</sup>  
Built-up area: 330m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilet

#### General:

##### **A flat plot surrounded by greenery.**

Manicured landscaped garden with lots of tropical greenery.

A **swimming pool** with LED lighting and a **sloping bottom**.

**Outdoor kitchen** with barbecue.

A covered area, furnished with a TV lounge, can be closed with glass curtains.

Open pergola terraces with relaxation facilities.

#### The villa itself:

**Detached villa in a modern Mediterranean style.**

**Completely renovated in an elegant, contemporary style.**

Using high-quality materials.

Refined and modernist interior.

Entrance hall with cloakroom and guest toilet.

A large, **open-plan living space** with a living and dining area.

TV lounge.

Open designer bespoke kitchen with an island and breakfast bar.

Adjoining dining area.

4 bedrooms with 4 en-suite bathrooms and a separate toilet.

The master suite offers access to a large private terrace where you enjoy stunning sea views.

**Natural stone floors.**

Storage room, laundry room.

Private parking for 2 cars.

This villa is currently undergoing a complete renovation and will be completed by the end of 2023.



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