



Sophisticated luxury villa with sleek design for sale in gated community in Nueva Andalucia's golf valley in Marbella
Marbella Area

🏠 House 📏 Plot 1264 m² 🏠 Built 497 m² 📏 - 🚗 6 🏠 5 🏠 # Ref. 157267

🏠 3.690.000 €

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 gated urbanisation in Nueva Andalucia's golf valley, Marbella

OFF MARKET

PROPERTY HIGHLIGHTS

- Privileged location a short distance from all amenities.
- Gated community of similar villas.
- 6 bedrooms, 5 bathrooms.
- Multiple leisure facilities.
- Fully furnished to a high standard.

THE LOCATION

Situated in an exclusive, gated urbanisation in one of Marbella's most desirable districts, Nueva Andalucia. A short distance from all amenities, Puerto Banus' fashionable marina and beautiful beaches. In the heart of the golf valley surrounded by several renowned golf courses.

THE VILLA

In figures:

Plot size: 1.264m²
Built-up area: 497m²
6 bedrooms, 5 bathrooms
3 levels of living + solarium

General:

Spacious plot, fully enclosed by high plants.

Large heated infinity pool with saltwater system, surrounded by a sun terrace with adjacent landscaped garden.

Generous open and covered terraces equipped with sitting areas.

The solarium provides a Jacuzzi and the possibility of installing lounge facilities.

The villa offers picturesque views over the countryside.

Two entrances to the plot.

The villa itself:

Detached luxury villa with a minimalist design.

Refined concept with luxury qualities throughout the house and attention to detail.

Stylishly furnished.

High sliding windows with recessed frames make for very bright rooms.

Large living space with an **open-plan layout**.

Lounge area with **double-sided fireplace**.

Modern, sleek kitchen, fully equipped with Siemens appliances and a central cooking island.

Integrated dining room with a double-height ceiling.

Multiple leisure facilities including an **equipped gym, games room and home cinema**.

Marble floors.

Covered parking for 2 cars and an additional carport for 5 cars.

Other features:

Glass balustrades.

Air conditioning.

Electric fireplace.

Automatic irrigation system.



Sophisticated luxury villa with sleek design for sale in gated community in Nueva Andalucia's golf valley in Marbella

Marbella Area

🏠 House 📏 Plot 1264 m² 🏠 Built 497 m² 📄 - 🚪 6 🗑️ 5 # Ref. 157267

📄 3.690.000 €

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 included purchase costs.



Sophisticated luxury villa with sleek design for sale in gated community in Nueva Andalucia's golf valley in Marbella

Marbella Area

🏠 House 📏 Plot 1264 m² 🏠 Built 497 m² 📏 - 🛏 6 🚿 5 🏠 # Ref. 157267

🏠 3.690.000 €

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 included purchase costs.