Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280

3.250.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

Modern luxury villa for sale in Nueva Andalucia's golf valley, Marbella

SOLD

PROPERTY HIGHLIGHTS

- A short distance from all amenities.
- Panoramic views towards the Mediterranean Sea.
- 4 bedrooms, 4 bathrooms.
- Multiple leisure facilities.

THE LOCATION

Located in one of Marbella's most desirable districts, Nueva Andalucia.
A short distance from amenities, Puerto Banus' fashionable marina and from beautiful beaches.
Surrounded by several first-class golf courses.

THE VILLA

In figures:

Plot size: 839m²
Total built area: 380m²
Surface terraces: 47m²
4 bedrooms, 4 bathrooms
Guest toilet
3 residential floors

General:

The plot is in an **elevated position** and surrounded by high plantings.
The outdoor space consists mainly of spacious terraces with here and there a flower bed or a palm tree.
Infinity pool with adjacent sun terrace.
South-west facing with panoramic views of the garden, lush surroundings with the **Mediterranean Sea and the Strait of Gibraltar on the horizon.**

The villa itself:

Detached villa with sleek, contemporary architecture.
Built with attention to superior finishes.
Room-high sliding windows with recessed frames generate plenty of natural light.
Very trendy interior design.

Distribution:

Ground floor

- Entrance hall with cloakroom and guest toilet.
- Large, open-plan living space with a TV lounge, integrated dining room and kitchen.
- The stunning designer kitchen comes highly equipped with Gaggenau appliances, a kitchen island and breakfast bar.
- Utility/storage room.
- The covered main terrace provides multiple lounge facilities, a barbecue area and an 'al fresco dining' area.
- Covered parking for 2 cars.

Upper floor

- 2 bedrooms each with a connecting bathroom and with access to a spacious terrace.

Lower floor

- A **relaxation area** equipped with pool table, bar, sunken TV lounge and sitting area surrounded by 2 wine walls.
- 2 en-suite guest bedrooms.
- **Home cinema.**
- Spa area with sauna, jacuzzi and shower.
- Fully equipped **gym**.

Other features:

Glass balustrades around the terraces.
Security glass.
Air conditioning for cooling and heating.
Underfloor heating throughout the property.
Electric underfloor heating in the bathrooms.
Advanced home automation system.
Quality porcelain floors.
Fitted wardrobes in the bedrooms.
Automatic irrigation system.
Outdoor lighting for garden and terraces.
Alarm system with security cameras**.**

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280 | **3.250.000 €**

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280 | **3.250.000 €**

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280 | **3.250.000 €**

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280 | **3.250.000 €**

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Sophisticated luxury villa with ultra-modern architecture for sale in Nueva Andalucia's golf valley, Marbella

Marbella Area

House | Plot 839 m² | Built 380 m² | Terrace 47 m² | 4 | 4 | Ref. 157280 | **3.250.000 €**

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.