Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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## Modern luxury villa for sale looking at the golf in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1270 m² | Built 521 m² | Terrace 54 m² | 5 | 5 | Ref. 157300

**3.950.000 €**

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# Modern luxury villa for sale in a gated golf urbanisation in Nueva Andalucia, Marbella

## PROPERTY HIGHLIGHTS

- Panoramic views over the golf valley.
- Airy, open living areas with spacious terraces.
- Characterful modern design.
- Ready to move in.

## THE LOCATION

Located in a gated residential enclave in the heart of Nueva Andalucia, adjacent to the golf course.
At walking distance to the club house.
Surrounded by other leading golf courses.
Just minutes from local amenities and various restaurants.
Just over a 5-minute drive from the fashionable centre of Puerto Banus and San Pedro.

## THE VILLA

### In figures:

Plot size: 1.270m²
Total built area: 521m²
Surface area of terraces: 54m²
5 bedrooms, 5 bathrooms
3 residential floors

### General:

**Elevated plot in a gated golf urbanisation.**
Large infinity pool with a jacuzzi.
Extensive, open and covered terraces with various lounge options.
**Facing the SouthWest.**
**Panoramic view over the golf valley and the picturesque mountain landscape.**

### The villa itself:

**Detached villa with contemporary-modern architectural style.**
Using high-quality materials.
Double-height entrance.
The entrance hall immediately opens onto the airy, double-height living space.
The double-height ceilings provide extra light and ventilation.
Spacious, open kitchen, fully equipped and equipped with a cooking island with breakfast bar.
Integrated dining area.
A total of 5 bedrooms, 5 bathrooms.
**Fully equipped gym.**
**Loft style home cinema.**
Laundry room equipped with high quality machines.
Indoor garage for 2 cars.
Additional parking for 4 cars.

## Other characteristics:

Glass balustrades around the terrace.
Air conditioning for cooling and heating.
Large format quality tiles.
Fitted wardrobes.
Motorized awnings on the terrace.
Outdoor lighting.
Alarm system**.**

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