



New project with luxury villa for sale, in gated and secure complex within walking distance of amenities in Nueva Andalucia, Marbella
Marbella Area

House Plot 1130 m² Built 645 m² Terrace 258 m² 6 6 # Ref. 157301-P

4.995.000 €

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Villa project for sale, walking distance to all amenities in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- Prime location in a gated urbanisation.
- Walking distance to all amenities.
- Open spaces with extensive terraces.
- Will be delivered turnkey.
- Absolute luxury and privacy.

THE LOCATION

Located in an exclusive and gated residential area with 24h surveillance with CCTV adjacent to the high-end Real Club de Golf Las Brisas. Within easy reach you will find a wide range of eateries, bars, restaurants, supermarkets, a tennis club and all kinds of amenities.

A little further on, there is a large commercial centre, also within walking distance.

The iconic marina of Puerto Banus is a 2-minute drive away.

THE VILLA

In figures:

Plot size: 1.130m²
Total built area: 645m²
Surface terraces: 258m²
6 bedrooms, 6 bathrooms
Guest toilet
3 residential floors + solarium

General:

Flat, fully fenced plot.
Manicured landscaped garden with lots of greenery.
Large private pool with integrated loungers.
Adjacent sunken lounge.
Extensive, open and covered terraces with multiple chill-out areas.

Oriented from south to south-west.

The villa itself:

Detached villa with modern architectural style.

Built to a high standard.

Room-high sliding windows throughout the villa provide a very bright interior.

Distribution:

Ground floor:

Entrance hall with lift, cloakroom, stairwell and guest toilet.

Spacious en-suite bedroom with dressing room and access to the garden.

Spacious living space with an open layout divided into a living and dining area.

Open, fully fitted kitchen with an island and integrated dining area.

Upper floor:

2 en-suite bedrooms.

The master bedroom has an en-suite bathroom, 2 large dressing rooms and offers access to the expansive terrace.

Solarium:

Lounge facilities.

Lower floor:

2 en-suite guest bedrooms, both with access to a patio.

Multi-purpose room, free to design as a relaxation area or playroom.

Fully equipped gym.

Adjacent sauna, dressing room and bathroom.

Laundry room, technical room.

Indoor garage for 3 cars.

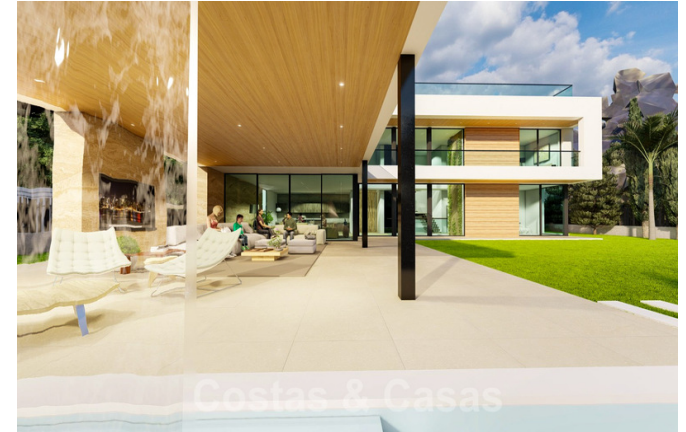
Other features:

Lift to all floors.

Glass balustrades around the terrace.

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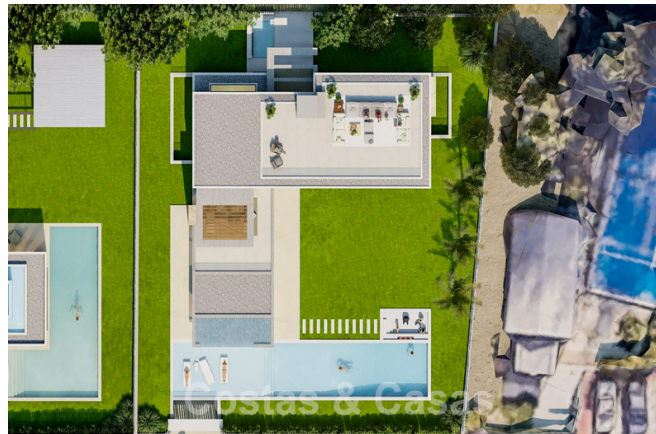


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