



Move-in ready, sophisticated luxury villa for sale in Nueva Andalucia's golf valley, Marbella
Marbella Area

House Plot 1751 m² Built 680 m² Terrace 301 m² 6 8 # Ref. 157373

6.750.000 €

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.

High-end luxury villa for sale in prestigious villa development in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Close to all amenities.
- 6 bedrooms, 8 bathrooms.
- Spectacular private pool, jacuzzi.
- Various leisure facilities.
- Move-in ready.

THE LOCATION

Strategically positioned in a prestigious villa development in the golf valley, with several high-end golf courses in the immediate vicinity. Only a few minutes' drive to all amenities, restaurants, tapas bars, sports and leisure facilities. 10 minutes' drive to Puerto Banus, the beach and 12 minutes to the centre of Marbella.

THE VILLA

In figures:

Plot size: 1.751m²
Total built area: 680m²
Surface terraces: 301m²
6 bedrooms, 8 bathrooms
Guest toilets: 2

General:

Situated on a spacious plot surrounded by lush greenery.

Manicured landscaped garden with several palm and olive trees.

A **stunning expansive infinity pool** with adjacent sun terraces and a Jacuzzi.

A **sunken lounge with a central fire pit.**

A covered terrace provides an outdoor kitchen, barbecue and 'al fresco dining' area.

South-facing with panoramic views of the surrounded countryside.

The villa itself:

Detached villa built with modern architecture.

Impressively furnished with sophisticated design.

All living spaces are in full contact with each other thanks to the **open layout.**

A **double-height ceiling and room-high sliding windows** create a very bright interior.

Distribution:

Ground floor

Entrance hall with cloakroom and guest toilet.

Guest bedroom with walk-in wardrobe and en-suite bathroom.

Lounge area with double-height ceiling.

Open designer bespoke kitchen with an island and breakfast bar.

Utility room.

Integrated dining area.

Indoor 3-car garage + parking for a 4th car.

Upper floor

2 bedrooms en-suite, each with access to a sunny, expansive terrace.

A 3rd room could possibly be converted into an office space and provides an en-suite bathroom and access to a vast private terrace.

Lower floor

2 en-suite guest bedrooms.

Large entertainment room with a chill-out and bar.

Fully equipped gym.

Home cinema.

Wine bodega.

Laundry room.

Storage room, changing room and toilet for the gardener.

Technical rooms, storage areas.

Other features:

Underfloor heating.

Air conditioning.

Soler and Plau ventilation system.

Electric fireplace.

Solar panels.

Villeroy and Boch/ Royo sanitary fittings.

Siemens kitchen appliances.

Quality marble floors (60x60) with matt finish.

Glass balustrades around the terraces.

Aluminium window frames and double glazing.

2.50x2.50 mosaic tiles for the swimming pool.



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