Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Sophisticated luxury villa with modern design for sale within walking distance of the golf course in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1590 m² | Built 621 m² | Terrace 286 m² | 5 | 5 | Ref. 157333

3.395.000 €

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Luxurious, modern villa for sale in the golf valley of Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Sleek, contemporary design.
- Close to all amenities.
- Wide views of the iconic La Concha mountain.
- Solarium with panoramic views.
- Golf simulator room, outdoor gym, home cinema.

THE LOCATION

Within walking distance of the Los Naranjos Golf clubhouse.
A short drive from the renowned golf courses of Las Brisas, Aloha and La Quinta.
Local amenities and various dining options can be reached in just a few minutes.
Puerto Banus is a 7-minute drive away, the Golden Mile is 10 minutes away and the center of Marbella is a 15-minute drive away.

THE VILLA

In figures:

Plot size: 1.590m²
Total built area: 621m²
Surface area of terraces: 286m²
5 bedrooms, 5 bathrooms
Guest toilets: 2
3 floors + solarium

General:

On a sloping plot, completely fenced by high plantings, which offers the necessary privacy.
A well-kept landscape garden with lots of lawn.

Covered main terrace with a barbecue area, dining area and an outdoor lounge.
Infinity pool with an adjacent wooden sun deck.
East oriented.
Sunny terrace on the top floor with enough space to install loungers.
Breathtaking views of the picturesque surroundings and the La Concha mountain peak.

The villa itself:

Detached villa with modernist architectural style.
The immaculate interior is characterized by an open layout.
Floor-to-ceiling sliding windows with recessed profiles throughout the villa provide a seamless transition to the outside.

Distribution:

Ground floor
Entrance hall with elevator and guest toilet.
Spacious living room with a lounge and dining area.
Functional, equipped kitchen with a cooking island and an integrated breakfast bar.
Integrated dining area.
Carport for 3 cars.

Upper floor
3 bedrooms, each with its own bathroom, dressing room and access to the sunny terrace.

Lower floor
Hall with elevator and guest toilet.
A large multifunctional room of 74m² was furnished as a golf simulator room.
A central sitting area with a home cinema.
2 multifunctional rooms, possibly to be used as guest bedrooms.
Fully equipped laundry room.
Storage and technical areas.

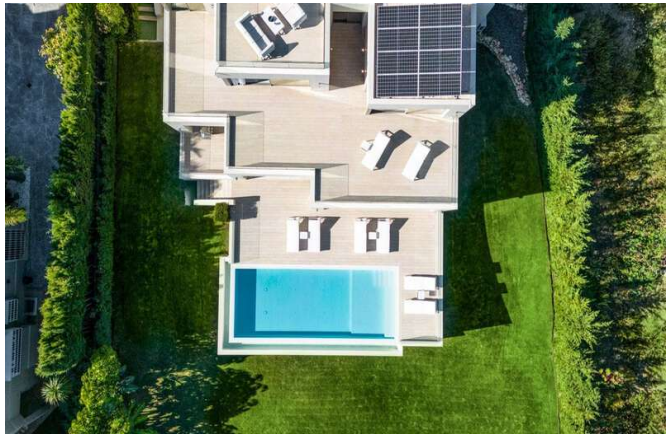
The elevator reaches the **solarium, which will be equipped with a lounge**.

Other characteristics:

Elevator to all floors.
Glass balustrades around the terrace.
Daikin air conditioning for cooling and heating.
Independent control of heating and air conditioning per room.
Water-based underfloor heating throughout the house.
Gray porcelain floors.
Custom carpentry.
LED lighting inside and outside.
Sonos audio pre-installation in the main areas.
Solar panels.
Pre-installation for pool heating

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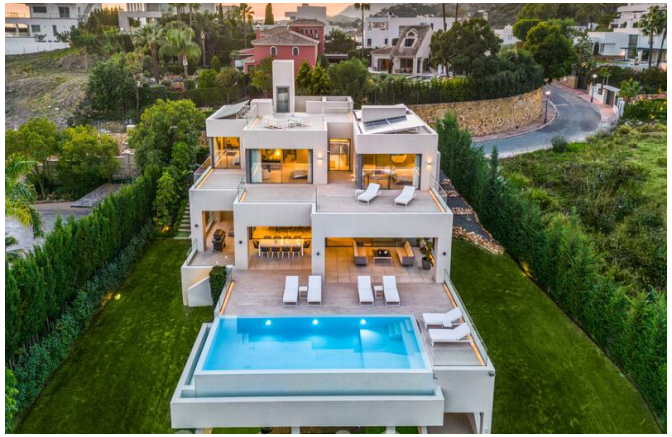
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