



**Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> 📏 - 🚗 6 🚗 6 # Ref. 157445

🏠 15.450.000 €

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.

## Spacious luxury villa for sale in a prestigious area in the golf valley of Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- In a prestigious gated community.
- Close to all amenities.
- Spectacular private pool with pool house.
- 6 bedrooms, 6 bathrooms.
- Home cinema, gym, indoor pool, games room.
- Move-in ready.

### THE LOCATION

**Located in a prestigious area of Nueva Andalucia, with stunning views of several golf courses, La Concha mountain and the Mediterranean Sea.**

The urbanisation includes similar luxury homes and is close to protected natural areas, ideal for walks.

Only a short drive to all amenities, restaurants, tapas bars, sports and leisure facilities.

A few minutes' drive to Puerto Banus, the beach and the centre of Marbella.

### THE VILLA

#### In figures:

Plot: 2.764m<sup>2</sup>

Built-up area: 1.176m<sup>2</sup>

6 bedrooms

6 bathrooms

3 guest toilets

#### General:

**Spacious corner plot of almost 3.000m<sup>2</sup>**, fully fenced, providing the necessary privacy.

Manicured garden with lots of tropical greenery.

**An architectural infinity pool with a floating sunken lounge and a pool house to be furnished with a chill-out.**

Vast pergola terrace equipped with lounge and dining areas.  
Southeast facing enjoying **panoramic sea views**.  
**Mediterranean architecture with modern elements.**

## **Description:**

**New, detached luxury villa inspired by traditional Ibizan architecture.**

Large, gourmet kitchen with stunning central island, breakfast bar and additional dining area.

Cosy TV lounge embellished with fireplace.

High windows with wooden profiles offer access to the spacious terrace.

6 bedrooms, 6 bathrooms and 3 guest toilets.

Mighty master bedroom with fireplace, elegant en-suite bathroom and large dressing room.

**Games room, home cinema.**

**Room with hairdresser and make-up studio.**

Spa facilities including an **indoor pool with steam and infrared sauna, jacuzzi, cold water bath, gym and massage room.**

Wine bodega.

Laundry room

Indoor garage for 4 cars.

## **Other features:**

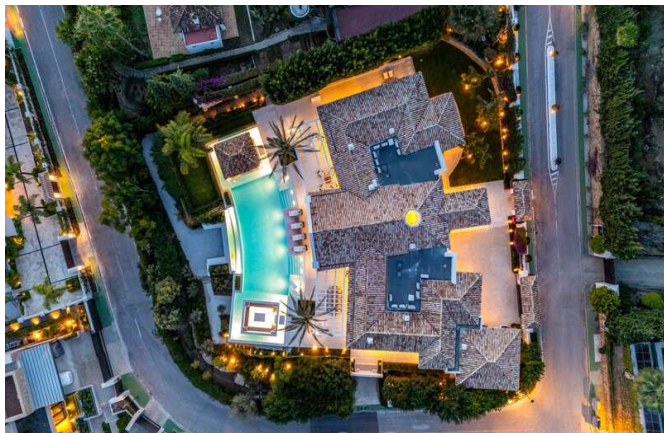
Air conditioning.

Fireplace.

Exterior lighting.

Alarm system





### Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella

Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> - 🚗 6 🚗 6 # Ref. 157445

🏠 15.450.000 €

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 included purchase costs.





**Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> 📏 - 🚪 6 🗺️ 6 # Ref. 157445

🏠 15.450.000 €

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.





**Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> 📏 - 🗝️ 6 🗝️ 6 # Ref. 157445

🏠 15.450.000 €

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.





## Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella

Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> 📏 - 🚪 6 🚪 6 # Ref. 157445

🏠 15.450.000 €

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.





## Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella

Marbella Area

🏠 House 📏 Plot 2764 m<sup>2</sup> 🏠 Built 1176 m<sup>2</sup> 📏 - 🚪 6 🚪 6 # Ref. 157445

🏠 15.450.000 €

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.





## Sophisticated luxury villa with panoramic sea views for sale in Nueva Andalucia, Marbella

Marbella Area

 House  Plot 2764 m<sup>2</sup>  Built 1176 m<sup>2</sup>  -  6  6  # Ref. 157445

 15.450.000 €

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.