



**Superior luxury villa with modern architecture for sale a stone's throw from Nueva Andalucia's golf valley, Marbella**

Marbella Area

🏠 House 📏 Plot 1455 m<sup>2</sup> 🏠 Built 514 m<sup>2</sup> 🏠 Terrace 421 m<sup>2</sup> 🛏 5 🗺 5 # Ref. 157580

🏠 3.495.000 €

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## Luxurious, modern villa for sale in Nueva Andalucia's golf valley, Marbella

### PROPERTY HIGHLIGHTS

- Gated community with 24-hour security.
- Sleek, modernist design.
- Prime location close to all amenities.
- Large solarium with sea views.
- 2 private pools.
- Stunning, expansive terraces.
- Ready to move in.

### THE LOCATION

Located in a **gated residential complex a stone's throw from the well-known golf courses** of Los Naranjos, Las Brisas, Aloha and La Quinta.

**Within walking distance to the clubhouse of Los Naranjos Golf.**

Local amenities and several restaurants can be reached in minutes.

Puerto Banus centre is a 5-minute drive away, the Golden Mile a 10-minute drive and Marbella centre is a 15-minute drive away.

### THE VILLA

#### In figures:

Plot size: 1.455m<sup>2</sup>

Total built surface area: 514m<sup>2</sup>

Surface terraces: 421m<sup>2</sup>

5 bedrooms

5 bathrooms

Guest toilet

3 residential floors + solarium

#### General:

A spacious, fully fenced plot.

Manicured landscaped garden with lawn and lots of tropical greenery.

Open and covered terraces offer space for installing chill-out facilities.  
Spacious semi-open terraces on both the ground and upper floors.  
**South/west orientation.**

## **The villa itself:**

**Detached villa, designed in 2019 under modern architecture.**

Finished with high-quality materials.

Airy and stylish interior design.

Entrance hall with double-height stairwell.

**Open plan living space** with living and dining areas.

Cosy TV lounge with modern fireplace.

Integrated dining area.

Fully equipped kitchen with island and breakfast bar.

**High sliding windows with recessed frames provide a seamless connection between inside and outside.**

5 bedrooms, 5 bathrooms.

On the **upper floor, the bedrooms enjoy a vast roof terrace that also provides a 2<sup>nd</sup> private pool.**

The spacious **lower floor offers possibilities for further development, such as a gym, wellness area, home cinema or games room.**

**Vast solarium surrounded by glass railings.**

Indoor garage for 3 cars.

## **Other features:**

**Lift to all floors.**

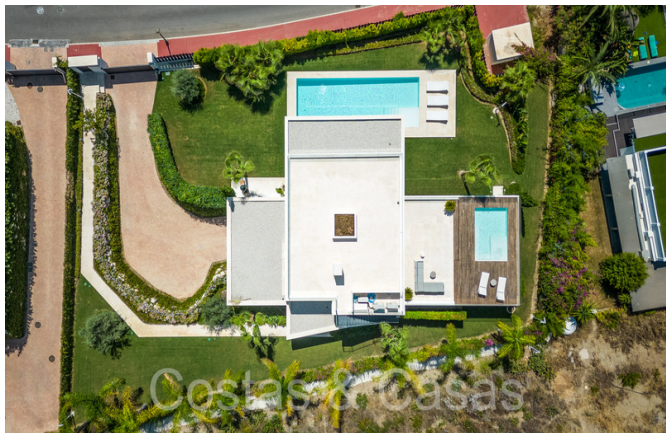
Air conditioning.

Underfloor heating throughout the villa.

Glass railings around all terraces.

Fitted wardrobes.

Outdoor shower.



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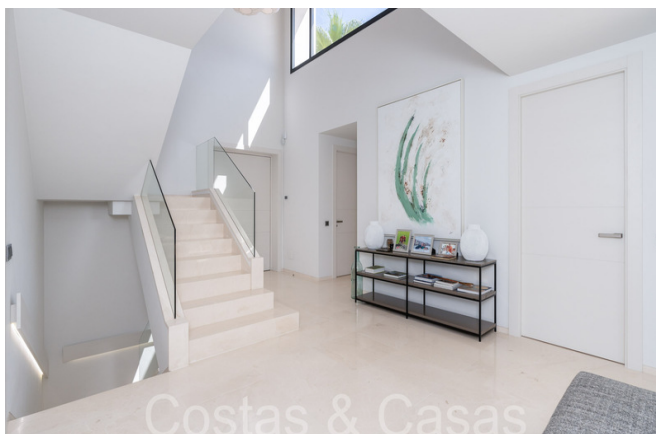
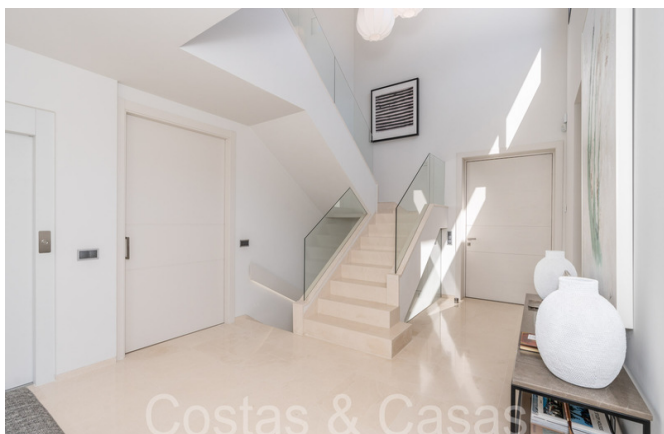
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