



**Move-in ready, luxury villa with modern-Mediterranean design for sale in popular golf area in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1164 m<sup>2</sup> 🏠 Built 475 m<sup>2</sup> 🏠 Terrace 154 m<sup>2</sup> 🛏 4 to 5 🗺 4 to 6 # Ref. 157585

🏠 4.595.000 €

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## Provençal-style luxury villa for sale in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Prime location close to all amenities.
- Airy and very bright interior.
- Open layout.
- Inviting outdoor spaces.
- Multi-purpose rooms, gym, sauna
- Ready to move in.

### THE LOCATION

Located in a **preferred urbanisation**, in the hills of Nueva Andalucia, adjacent to the renowned golf valley, which boasts no 7 top-class golf courses. Surrounded by similar luxury properties. Just a short drive to all amenities, restaurants, tapas bars, sports and leisure facilities. A 5-minute drive to Puerto Banus and the beach and a 10-minute drive to the centre of Marbella.

### THE VILLA

#### In figures:

Plot size: 1.164m<sup>2</sup>  
Total built area: 475m<sup>2</sup>  
4 bedrooms  
6 bathrooms  
Guest toilet  
3 floors

#### General:

Flat, fully fenced plot.  
Manicured exterior with landscaped trees and flower beds.  
A patio is embellished with olive trees and lavender, creating a sophisticated Provençal atmosphere.  
Built-in pool with mosaic lining, saltwater system with pre-installation for heating and an enclosure.

Attached verandas provide ample space for entertaining.

**Detached luxury villa with Mediterranean architecture and modern elements.**

## **Distribution:**

### *Ground floor*

Entrance hall with cloakroom and guest toilet.

Large, open living space that is richly lit thanks to the elegant windows on both sides.

Open, country kitchen with a cooking island and breakfast bar.

Private parking for 2 cars.

En-suite guest bedroom.

### *Upper floor*

Master bedroom with en-suite bathroom, walk-through wardrobe and access to 3 private terraces.

### *Lower floor*

2 guest bedrooms, each with en-suite bathroom.

Fitness room with adjacent sauna and Turkish bath.

Indoor splash pool and an additional bathroom.

Games room with bar and pool table.

Home cinema/TV lounge.

Laundry room.

Storage.

## **Other features:**

Modern fireplace.

Water-based **underfloor heating**.

Electric underfloor heating in the bathrooms.

Daikin air conditioning for cooling and heating.

**Oak floors with herringbone structure.**

**Cream-coloured tiled floors 60x60.**

Fitted wardrobes.

Pre-installation for speakers (3 zones inside + 1 outside).

Pre-installation pool heating pump.

Pre-installation pool cover.

Pre-installation barbecue area.

LED lighting.

Exterior lighting



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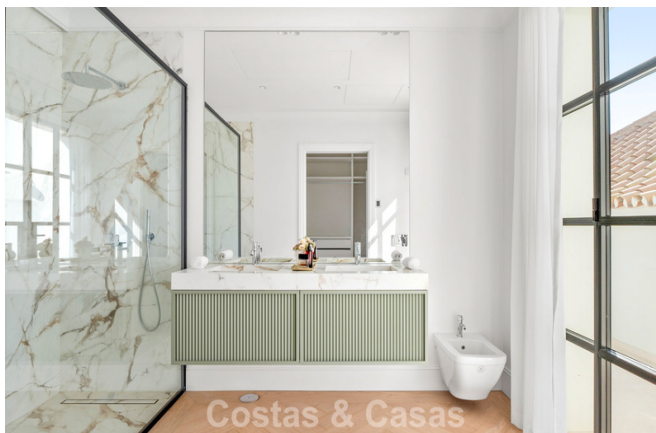
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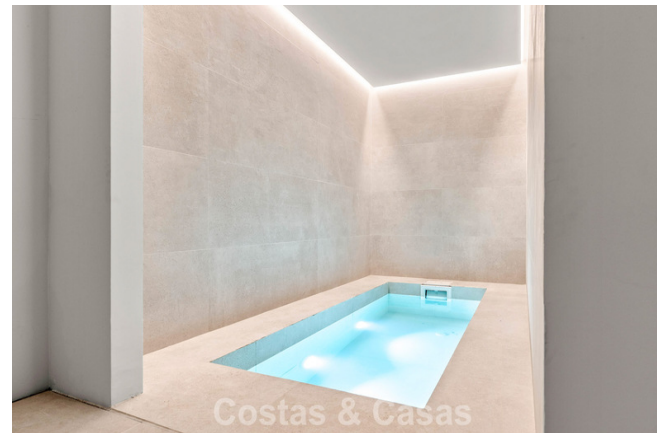
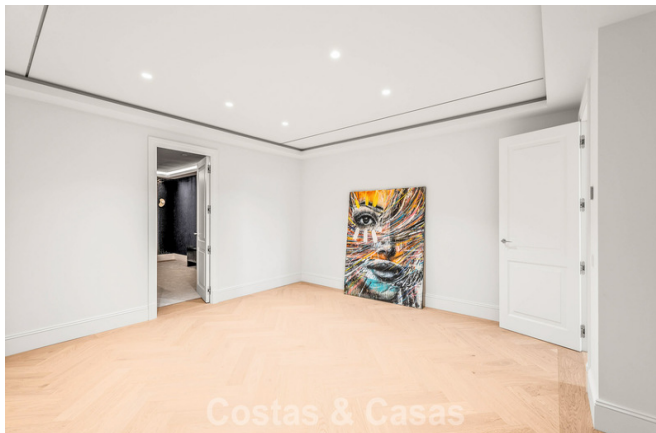


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