







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

♠ House ☐ Plot 1164 m² ☐ Built 475 m² ☐ Terrace 154 m² ► 4 to 5 🖑 4 to 6









Ref. 157585





Provencal-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: 1.164m²
Total built area: 475m²
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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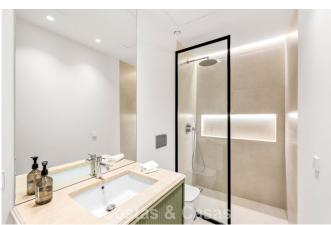












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