Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

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

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








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

4.595.000 €

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.