



**Building plot + prestigious villa project for sale first line golf course in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1116 m<sup>2</sup> 🏠 Built 685 m<sup>2</sup> 📏 - 🛏 6 🚿 8 🏠 # Ref. 157690B

🏠 1.750.000 €

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## **Building plot + villa project for sale with panoramic sea views, frontline golf in Nueva Andalucia, Marbella**

**SOLD**

### **HIGHLIGHTS**

- Extensive plot on first line golf.
- Construction project for an ultra-modern designer villa.
- The building permit has been granted.
- Panoramic golf and sea views.
- Private gym, entertainment room and spa.

### **THE LOCATION**

Uniquely situated directly on the golf course with several first-class golf courses within a few minutes' drive.  
A few minutes' drive from all amenities including supermarkets, restaurants, bars, medical facilities and more.  
The world famous Puerto Banus marina and beach are a 5-minute drive away.

### **THE VILLA**

#### **In figures:**

Plot size: 1,116m<sup>2</sup>  
Total built area: 685m<sup>2</sup>  
6 bedrooms  
8 bathrooms  
Guest toilets: 2  
2 floors + solarium  
Estimated building cost about 2.8M - 3M

#### **Description:**

**Building plot with an exclusive villa project.**  
West oriented.

**Panoramic views over the golf valley towards the Mediterranean Sea.**

Sunny and covered terraces with space for chill-out facilities.

An architectural infinity pool with an adjacent sun terrace and a sunken lounge with fire pit.

Entrance hall with elevator, guest toilet and cloakroom.

Sophisticated interior with a luxurious appearance.

Open plan living room.

American designer kitchen with large central island.

Pantry.

Cozy TV lounge with modern fireplace.

The **entire main floor is in complete harmony with the outdoor areas**, thanks to the floor-to-ceiling sliding windows that can be opened completely.

A total of 6 bedrooms, 8 bathrooms.

The prestigious master suite enjoys a large dressing area.

An **extensive solarium provides a second swimming pool** surrounded by several loungers and an “al fresco dining” area.

Bodega.

Entertainment area with bar, billiards table and TV lounge.

2<sup>nd</sup> TV lounge.

Excellent gym equipped with state-of-the-art fitness equipment.

Spa with hammam and bathroom.

Storage/laundry room.

Technical areas.

Carport for at least 2 cars.

Other features:

**Elevator to all floors.**

Glass balustrades around the terraces.

Fitted wardrobes.

...

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