



**Architectural masterpiece for sale, walking distance to Puerto Banus and the beach in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 909 m<sup>2</sup> 🏠 Built 742 m<sup>2</sup> 🏠 Terrace 305 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 158878

💰 6.950.000 €

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## Designer villa for sale near Puerto Banus in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Conveniently located within walking distance of Puerto Banus and the beach.
- Innovative and ultra-modern concept.
- Space, light and absolute luxury.
- Roof terrace with 360° view.
- Ready to move in.

### THE LOCATION

**Within walking distance of restaurants, Centro Plaza shopping centre and the animated beaches.**

**Within walking distance of Puerto Banus'** world-famous marina with its sophisticated luxury boutiques and beach clubs.

Nueva Andalucia's golf valley is just a few minutes' drive away with several prestigious golf courses including Las Brisas Golf and Aloha Golf.

With easy access to the A-7 coastal road, the location provides an effortless connection to the surrounding areas.

### THE VILLA

#### In figures:

Plot: 909m<sup>2</sup>

Total built area: 742m<sup>2</sup>

Surface area of ??terraces: 305m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5

Guest toilets: 2

3 floors

#### General:

Situated on a fully fenced plot in an elevated position.

Beautifully landscaped garden with lots of tropical greenery which provides the necessary privacy.

**Large swimming pool with integrated jacuzzi, which extends seamlessly from the garden to the interior.**

Spacious sunny and covered terraces offer several chill-out options and 'al fresco dining' areas.

**A roof terrace offers 360° views of the La Concha mountain and the Mediterranean Sea.  
South facing.**

## **Description:**

### **Detached villa with state-of-the-art design.**

Using the most advanced technologies and built with attention to details.

The villa is accessible via a private driveway that leads to an indoor private garage.

**An open and minimalist interior design, with natural building elements, double-height spaces and green patios** that always provide a creative look.

The living space has beautiful Travertino Tajal stone walls, which mimic the exterior of the villa.

The living room has a double-height ceiling enriched with window structures, which provides extra ventilation and light.

**Floor-to-ceiling sliding doors with recessed profiles provide a seamless connection between inside and outside and also provide very bright rooms.**

Large open kitchen with Gaggenau appliances, natural accents and plenty of storage space.

5 bedrooms, 5 bathrooms and 2 separate toilets.

The lower floor is dedicated to entertainment and offers a custom bar, wine bodega, chill-out and TV area.

An attractive aspect of this space is that you have a view of the swimming pool from this level.

Laundry room equipped with Miele machines and plenty of storage space.

Indoor garage for 4 cars.

Other features:

**Elevator to all floors.**

Solar panels.

Green roof.

Glass balustrades.

LED lighting inside and outside.

And more...





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