Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
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Sophisticated new build villa for sale close to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1082 m² | Built 603 m² | Terrace 156 m² | 5 | 4 | Ref. 161161

3.995.000 €

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Contemporary designer villa for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Privileged location within a short drive to all amenities.
- Modern new build villa.
- 5 bedrooms, 4 bathrooms.
- Solarium with outdoor kitchen and jacuzzi.
- Fully furnished and ready to move into.

THE LOCATION

Quietly situated in a residential area in one of Marbella's most sought after areas, Nueva Andalucia.
Surrounded by the renowned golf courses of Los Naranjos, Las Brisas golf club and Aloha with many other top class golf courses within a short drive.
A short distance to all amenities, the fashionable marina of Puerto Banus and the beautiful beaches.

THE VILLA

In figures:

Plot: 1,082m²
Built area: 759m²
Interior area: 603m²
Terrace area: 156m²
Bedrooms: 5
Bathrooms: 4
Guest toilets: 2
3 floors + solarium

General:

Spacious, fully fenced plot located on a corner.
Manicured garden with tropical greenery.
Beautiful **infinity pool** with salt water surrounded by sun terraces.
Outdoor kitchen with barbecue, bar and 'al fresco dining' area.

Several open and shaded terraces offer the opportunity to enjoy the pleasant Mediterranean climate.
Spacious roof terrace equipped with an integrated seating area with fireplace, loungers, jacuzzi, an outdoor shower and an outdoor kitchen with dining area.
Picturesque views of the wooded surroundings.

Description:

Detached new-build villa with a luxurious, contemporary design.
Designed with sustainable technologies and attention to luxury and design.
Floor-to-ceiling sliding windows with recessed frames provide a seamless transition to the outside spaces and also generate plenty of natural daylight.
Open plan living.
Customised kitchen/diner, fully equipped with Gaggenau appliances and an island.
Integrated dining area.
5 bedrooms, 4 bathrooms and 2 separate toilets.
The bedrooms on the upper floor share an extensive terrace, equipped with seating areas.
Natural stone tiled floors.
Relaxation area with TV lounge and games facilities.
Fully **equipped gym** with adjoining **massage room, Turkish bath** and bathroom.
An **indoor guest house** on the lower floor provides a bedroom, bathroom, kitchenette and lounge.
Office space or extra bedroom.
Laundry room.
Storage room.
Technical rooms.
Indoor garage for 1 car.

Other features:
Lift to all floors.
Zone-controlled underfloor heating.
Custom built-in wardrobes.
Glass balustrades.
User-friendly home automation systems accessible via smartphone.
Pre-installation for motorised roller shutters.
Villeroy & Boch and Grohe sanitary ware.
LED lighting inside and outside.
Outdoor shower.
Solar panels.
The villa is sold fully furnished.

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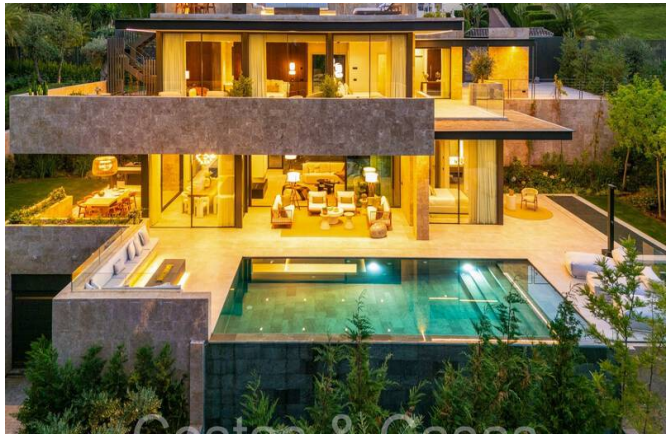
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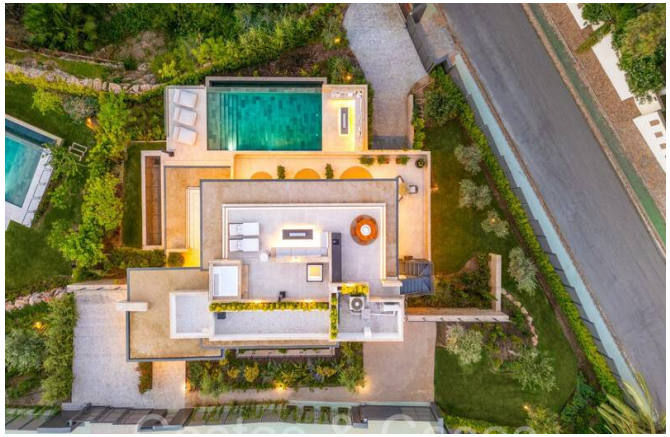
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