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







Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116

4.375.000 €

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.

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

First class luxury villa for sale in Nueva Andalucia, Marbella

SOLD

HIGHLIGHTS

- Prime location close to all amenities.
- Contemporary new build villa.
- 6 bedrooms, 5 + 2 bathrooms.
- Roof terrace with outdoor kitchen and jacuzzi.
- Fully furnished and ready to move into.

THE LOCATION

Ideally situated in a residential villa community in one of Marbella's most sought after areas in Nueva Andalucia.
Surrounded by the world-class golf courses of Los Naranjos, Las Brisas golf club and Aloha with many other top class golf courses within a short drive.
Just a few minutes' drive from all amenities, the fashionable marina of Puerto Banus and the beautiful beaches.

THE VILLA

In figures:

Plot: 1,200m²
Built area: 785m²
Living area: 627m²
Terrace area: 158m²
Bedrooms: 6
Bathrooms: 5
Guest toilet
3 floors + solarium

General:

Spacious, secluded plot.

Manicured landscaped garden with mature plants.
Private saltwater pool surrounded by lounge facilities.
Outdoor kitchen with barbecue, ‘al fresco dining’ area and sitting area.
Several open and shaded terraces offer the opportunity to enjoy the pleasant Mediterranean climate.
Cosy roof terrace with a jacuzzi, relaxation area with fireplace and outdoor kitchen.
Views of the wooded surroundings and the La Concha mountain top.

Description:

Detached villa with a modern architectural style.
Carefully designed with attention to innovative and energy-efficient technologies.
Using natural materials.
Floor-to-ceiling sliding windows with recessed frames provide a seamless transition between the interior and exterior spaces, while also generating plenty of natural daylight.
Open plan living space with living and dining area.
Personalised designer kitchen, fully equipped with Gaggenau appliances and a seating island.
6 bedrooms, 5 bathrooms and 2 separate toilets.
The bedrooms on the upper floor share an extensive terrace.
Office space or extra bedroom.
Relaxation area with bar and TV lounge.
Equipped fitness room with adjoining massage room and Turkish bath.
A guest house on the lower floor provides pre-installation for a kitchenette.
Laundry room.
Storage room.
Technical room.
Private parking for 2 cars.

Other features:
Lift to all floors.
Air conditioning.
Underfloor heating.
Fireplace.
Fitted wardrobes.
Glass balustrades.
LED lighting inside and outside.
User-friendly home automation systems accessible via smartphone.
Villeroy & Boch and Grohe sanitary ware.
Pre-installation for motorized roller shutters.
Outdoor shower.
Pre-installation for solar panels.
Fully furnished.

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

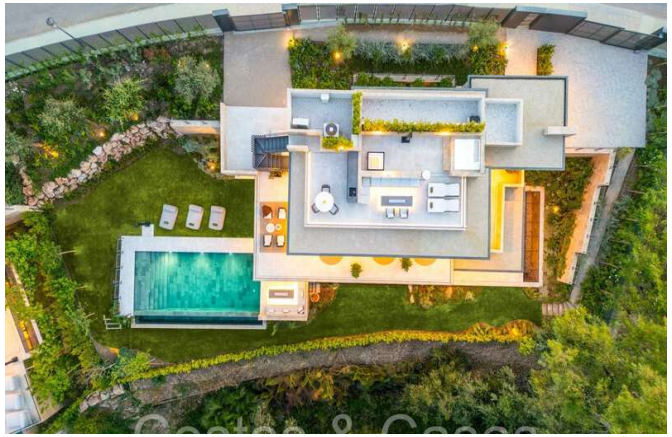
Marbella Area

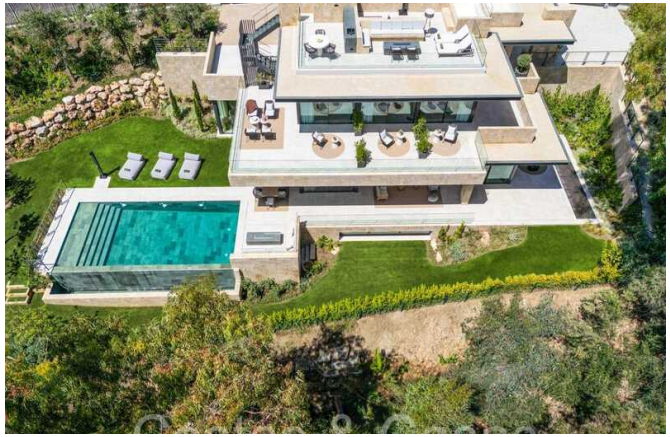
House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116 | **4.375.000 €**

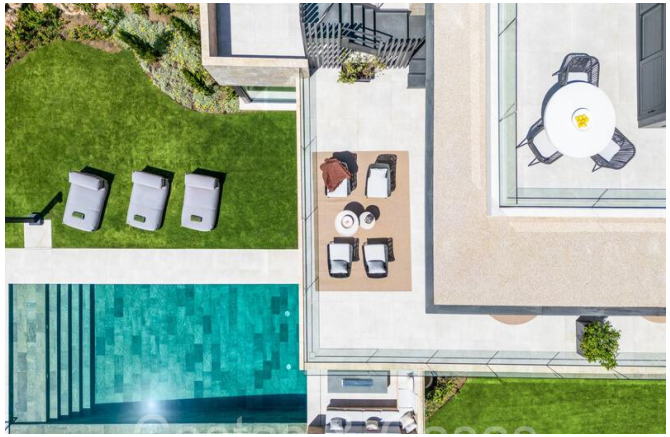
This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116 | **4.375.000 €**

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116 | **4.375.000 €**

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116 | **4.375.000 €**

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116

4.375.000 €

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








Sophisticated new build villa for sale within walking distance to all amenities in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1200 m² | Built 627 m² | Terrace 158 m² | 6 | 5 | Ref. 161116 | **4.375.000 €**

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.