



Luxurious off-plan designer villa for sale in a secure urbanization in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1130 m² 🏠 Built 500 m² 📄 - 🏠 4 🏠 4 # Ref. 175300-P

🏠 4.939.000 €

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Modern new build villa for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Off-plan contemporary villa.
- Close to all amenities and the beach.
- Enclosed garden with private pool.
- Customizable.
- Building permit granted.

THE LOCATION

Situated within a gated community with security barriers ensuring privacy and tranquility. Surrounded by several top-notch golf courses including Aloha, Los Naranjos and Las Brisas. Puerto Banus, known for its exclusive marina, designer boutiques, stylish beach clubs and chic restaurants is approximately 5 minutes away by car.

THE VILLA

In figures:

Plot: 1,130m²
Built area: 500m²
Swimming pool: 104m²
Bedrooms: 4
Bathrooms: 4
Guest toilet
3 floors

Description:

Detached new build villa off plan.

Designed with a focus on modernity and comfort, with spacious interiors and high quality finishes. Large enclosed private garden with built-in swimming pool. The outdoor area provides the opportunity to install loungers or an 'al fresco dining'. Floor to ceiling sliding windows with recessed frames create a smooth transition between the indoor and outdoor spaces.

A **dynamic interior with open layout** and high sliding windows maximises the natural light.
Open plan living space with integrated dining area.
Fully equipped quality kitchen with Miele appliances and a breakfast bar.
4 bedrooms, 4 bathrooms and separate guest toilet.
High quality large format floors.
Indoor garage for 3 cars.

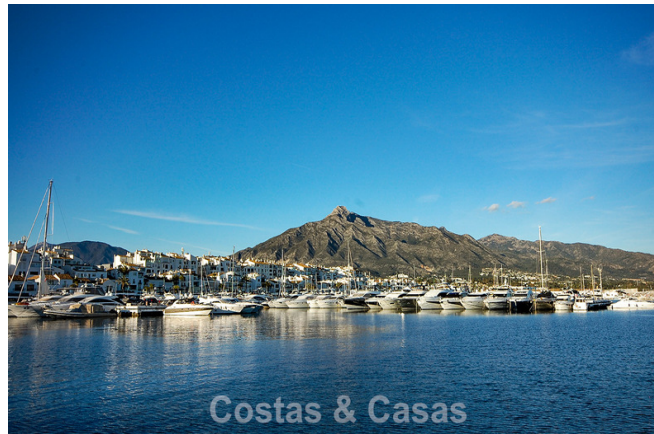
Other features:

Air conditioning for cooling and heating.
Custom built-in wardrobes.
LED lighting.

Expected delivery time of the house is 15 months.

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