



**Contemporary Andalusian luxury villa for sale surrounded by golf courses in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 2563 m<sup>2</sup> 🏠 Built 816 m<sup>2</sup> 🏠 Terrace 440 m<sup>2</sup> 🛏 5 🚿 6 # Ref. 177200

🏠 8.950.000 €

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## Contemporary villa with Spanish charm for sale in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Close to all amenities.
- 5 bedrooms, 6+1 bathrooms.
- Recreational basement.
- Integrated guest house.
- Move-in ready.

### THE LOCATION

Strategically located in the Golf Valley of Nueva Andalucia, just a few minutes' drive from local shops, 10 minutes from schools and 7 minutes from the beach. Just minutes from some of the best golf courses in Europe, including the famous Real Club de Golf Las Brisas. A short drive takes you to the vibrant Puerto Banus, with its designer boutiques, marina and a wide range of first-class restaurants and nightlife.

### THE VILLA

#### In figures:

Plot: 2,563m<sup>2</sup>  
Built area: 1,257m<sup>2</sup>  
Interior area: 816m<sup>2</sup>  
Terrace area: 440m<sup>2</sup>  
Ground floor: 250m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 6  
Guest toilet  
3 floors

#### General:

Flat plot, completely surrounded by greenery which ensures privacy. The garden is a **peaceful oasis in Balinese style**, with a built-in swimming pool surrounded by lush green plants. A thatched **gazebo with bar**, ideal for shade and relaxation.

Along the pool are loungers, perfect for a moment of rest under the sun.  
Open and covered terraces are perfect for relaxing and enjoying the microclimate.  
A **central patio** gives the house character, fills the interior with daylight and connects the spaces with each other.  
**South-west facing.**

## Description:

**The villa combines an elegant blend of Mediterranean and contemporary influences, with a sleek, white façade that blends harmoniously with the warm terracotta roofs.**

Large floor-to-ceiling windows throughout the villa provide plenty of natural light.

### **Open plan layout.**

Spacious living room with a TV lounge by the fireplace.

**Open design kitchen** with a large central cooking island where you can sit.

Integrated dining area.

5 bedrooms, 6 bathrooms and a separate toilet.

**The master suite is a striking feature, with an outdoor shower overlooking the golf course.**

On the lower floor several **relaxation areas** including a home cinema, wellness with sauna, ice bath and Turkish steam bath, a games room with pool table, bar and TV lounge.

### **Indoor guest house.**

Ceramic tiled floors in the living areas and for the terraces.

**Herringbone wooden floors in the bedrooms.**

Laundry room.

Storage room (more than one).

Technical room.

Spacious garage with a turntable for cars makes parking easy, and the basement opens directly onto the garden.

Other features:

**Lift to all floors.**

Fireplace.

Fitted wardrobes.

LED lighting inside and outside.





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