Costas & Casas
Marbella Real Estate

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Off-plan luxury villa with panoramic sea views for sale in a gated community in Nueva Andalucia, Marbella

Marbella Area

House | Plot 921 m² | Built 380 m² | Terrace 191 m² | 5 | 5 | Ref. 180218

6.950.000 €

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Renovation project: luxury villa for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Off-plan renovation project for a villa.
- Elegant interior design.
- Panoramic mountain and sea views.
- Heated infinity pool.
- Guest house with private entrance.

THE LOCATION

Situated in an **exclusive, secure residential area** in the heart of Nueva Andalucia's golf valley.
The area is surrounded by some of the region's most prestigious golf courses, including Los Naranjos Golf Club. In addition, there are several international schools, supermarkets, restaurants and boutiques nearby.
Just a 10-minute drive to Puerto Banus' iconic marina and a 15-minute drive to Marbella's Golden Mile, where you will find an abundance of luxury boutiques, fine restaurants, luxury beach clubs and leisure facilities.

THE VILLA

In figures:

Plot/garden: 921m²
Built area: 380m²
Terrace area: 191m²
Bedrooms: 5
Bathrooms: 5
Guest toilets: 2
3 floors

General:

Spacious enclosed plot.
Landscaped garden with Mediterranean plants and lawn.
Heated infinity pool with adjacent sun terrace.

Outdoor gym.
An attractively landscaped outdoor area with a full outdoor kitchen, barbecue and a cozy dining table, ideal for wonderful moments in the open air.
Panoramic views of the Mediterranean Sea, the coastline and the iconic La Concha Mountain.

Description:

Off-plan renovation project for an exclusive villa.
The design is a **perfect mix of Scandinavian simplicity, infused with Andalusian warmth and French refinement.**
With the choice of high-quality materials and a keen eye for perfection in the finishing.
Thanks to the high sliding windows, the rooms enjoy an abundance of natural light, which further enhances the refined design.
The living room exudes serene elegance with organic shapes, natural materials and a warm, subdued colour palette.
Integrated dining area.
A 2nd living area with a raised beamed ceiling.
The kitchen exudes **modern elegance thanks to the minimalist design**, the use of natural materials, warm wood tones and a **neutral colour palette**.
Adjoining a utility room/laundry room.
5 bedrooms, each with its own bathroom, plus 2 separate guest toilets.
The opulent master suite exudes luxury with a refined bathroom and a private terrace where a stylish freestanding bath invites pure relaxation.
Directly at the entrance you will find a stylish bedroom en suite with a private entrance, perfect as a **guest house** for both comfort and privacy.
The lower floor is fully furnished as a recreational space and offers an atmospheric lounge, a **home cinema** and a **luxurious wellness area with sauna and indoor pool. Climate controlled wine cellar.**
Herringbone wooden floors add texture and warmth to the interior.
Storage/technical room.
Carport for 2 cars.

Other features:
Underfloor heating throughout the house.
Double glazing.
Home automation system.
Custom built-in wardrobes.
Barbecue area.
LED lighting.
Outdoor shower.

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