Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## Ready to move in luxury villa with modern, Andalusian architecture for sale located in the heart of Nueva Andalucia, Marbella

Marbella Area

House | Plot 1006 m² | Built 262 m² | Terrace 86 m² | 4 | 4 | Ref. 180418

**3.100.000 €**

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.

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# Contemporary Mediterranean villa for sale in Nueva Andalucia, Marbella

## HIGHLIGHTS

- Close to golf courses and other facilities.
- Airy and bright interior design.
- Large garden with private swimming pool.
- 4 bedrooms, 4 bathrooms.
- Ready to move in.

## THE LOCATION

Quietly located at the end of a dead-end street in the heart of Nueva Andalucia's Golf Valley.
A stone's throw from several leading golf courses with the accompanying facilities and numerous additional golf courses at a short distance.
A few minutes' drive from local facilities and various restaurants.
Within a 15 -minute drive to the iconic marina of Puerto Banus, the beaches of the Golden Mile and to Marbella Centrum.

## THE VILLA

### In figures:

Plot: 1,006m²
Building surface: 262m²
Surface area terraces: 86²
Bedrooms: 4
Bathrooms: 4

### General:

Located on a flat plot, surrounded by high plantations.
Manicured landscape garden with a lot of lawn.
Built -in private swimming pool surrounded by lounge facilities.
Southeast orientation.
View of the garden, the La Concha Mountain and partly on the golf courses.

### Description:

**This detached villa combines traditional charm with contemporary refinement.**
High -quality finishes.
An open living space, flooded with natural light.
Fully equipped kitchen with top devices and a breakfast bar.
Integrated dining room.
The atmospheric living area is located on the upper floor and publishes on a sunny balcony.
Room-high sliding windows generate plenty of natural daylight and provide a seamless transition between the indoor and outdoor spaces.
Travertine marble floors.
ECO-certified parquet floor.
Laundry room equipped with Miele devices.
Carport for 1 car.

Other characteristics:
Built-in air conditioning.
Water-based underfloor heating on both floors.
Air-water heat pump.
Double glazing.
Custom-made wardrobes.
Outdoor lighting.

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