Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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## Mediterranean dream villa with timeless grandeur for sale in the heart of Nueva Andalucia, Marbella

Marbella Area

House | Plot 1959 m² | Built 722 m² | Terrace 150 m² | 5 | 6 | Ref. 180666

**7.995.000 €**

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# Characterful luxury villa for sale in Nueva Andalucia's golf valley, Marbella

## HIGHLIGHTS

- Privileged location within walking distance of all amenities.
- Large villa with stylish exteriors and interiors.
- Extensive terraces, outdoor kitchen with barbecue.
- Ready to move into.

## THE LOCATION

Situated in a quiet, exclusive residential area in the heart of the sought-after Nueva Andalucia.
**Local amenities, various restaurants, supermarket, taxi rank etc. are within walking distance.**
Surrounded by prestigious golf courses such as Los Naranjos, Las Brisas and Aloha, this is a true paradise for golf lovers.
In addition, all amenities, the stylish marina of Puerto Banus and the sun-drenched beaches are just a few minutes' drive away.

## THE VILLA

### In figures:

Plot: 1,959m²
Built area: 722m²
Terrace area: 150m²
Bedrooms: 5
Bathrooms: 6
Guest toilets: 2

### General:

Situated on a generous plot, surrounded by tall cypresses and palm trees, you can enjoy absolute privacy and tranquility.
**South-west orientation.**
The landscaped garden with extensive lawn, mature plants and Mediterranean accents forms a green oasis of tranquility.
The villa offers sunny and covered terraces on both floors and a perfect transition between indoor and outdoor living.
**A pergola with outdoor lounge provides an outdoor kitchen with barbecue and pizza oven.**
Indoor swimming pool with adjacent sun terrace.

**Sunken lounge with central fireplace.**
Indoor jacuzzi.

## Description:

**Detached villa in elegant Mediterranean style, where classic charm effortlessly blends with modern comfort.**
View of the lush garden and the surroundings.
**Bright, open living spaces with high ceilings and neutral tones radiate tranquility and elegance.**
Modern, custom-made open kitchen with a refined design, cooking island with breakfast bar and Gaggenau appliances.
Integrated dining area.
Adjoining a cozy reading corner by the fireplace.
5 bedrooms, 6 bathrooms and 2 separate toilets.
**Modern home cinema.**
Office space.
Fully equipped **fitness room with adjoining spa and chill-out.**
Climate-controlled wine cellar.
Storage room.
Laundry room equipped with high-quality Bosch appliances.
Technical room.
Indoor garage and a carport.
There is additional parking space on the plot for several cars.

Other features:
Air conditioning for cooling and heating.
Aerothermic system for hot water.
Water-based **underfloor heating.**
Electric underfloor heating in all bathrooms.
Ventilation system from the SIBER brand.
Fireplace.
Custom built-in wardrobes.
Advanced home automation system controllable via smartphone.
Integrated sound system both outside and inside.
LED lighting inside and outside.
Travertine marble floors inside and outside.
Wooden floors.
Porcelain floors in the bathroom.
Double glazing.
Custom oak carpentry.
Alarm system.
Automatic irrigation system.
Outdoor shower.

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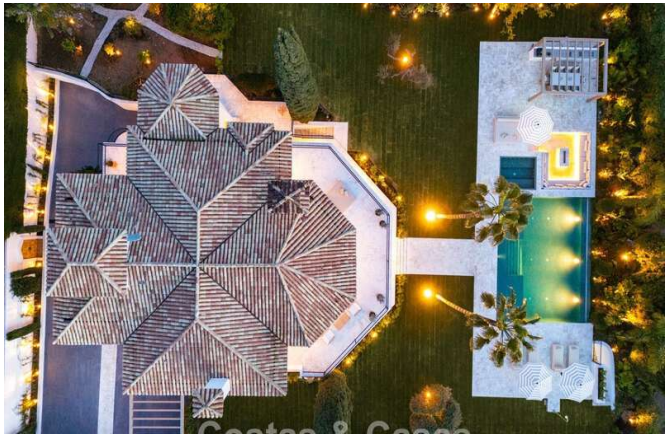


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