



**Spectacular luxury villa for sale in a sought-after urbanisation in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1720 m<sup>2</sup> 🏠 Built 840 m<sup>2</sup> 🏠 Terrace 365 m<sup>2</sup> 🛏 6 🗺 6 # Ref. 183200

🏠 8.650.000 €

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## Magnificent, Modern-Mediterranean villa for sale in Nueva Andalucia, Marbella

**SOLD**

### HIGHLIGHTS

- Just a stone's throw from golf courses and amenities.
- Open, airy spaces with extensive terraces.
- 6 bedrooms, 6+2 bathrooms.
- Recreational basement.
- Ready to move in.

### THE LOCATION

Situated in an exclusive residential area in the heart of Nueva Andalucia's golf valley. Surrounded by several prestigious golf courses including Aloha, Las Brisas and Los Naranjos. **Within walking distance of a range of local amenities including restaurants and supermarkets in Nueva Andalucia.** Just a few minutes' drive from Puerto Banus and the beach.

### THE VILLA

#### In figures:

Plot: 1,720m<sup>2</sup>  
Built area: 840m<sup>2</sup>  
Terrace area: 365m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 6  
Guest toilets: 2  
3 floors

#### General:

A generously screened plot.

The exterior is beautifully landscaped with lush plants and flower beds.

A **vast infinity pool**, finished with beautiful mosaic tiles.

Outdoor kitchen with barbecue and dining table.

Extensive, sunny terraces with various lounge and dining areas.

Located on the west.

**Spectacular views of the green fairways.**

## **Description:**

**Luxurious, detached villa in a Mediterranean architectural style.**

The villa combines sleek, contemporary lines with traditional elements such as the use of natural stone and classic roof tiles.

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 makes the refined design stand out even more.

The living room exudes warmth and elegance with a **colour palette of beige and terracotta red-brown, natural materials such as fabric and wood, an open layout.**

Integrated dining area.

The kitchen exudes modern elegance thanks to the minimalist design, the use of natural materials, warm wood tones and a neutral colour palette.

Adjoining dining area.

**The villa has 6 luxury bedrooms, 6 bathrooms and 2 separate toilets.**

The master suite on the upper floor has an en-suite bathroom, a spacious dressing room and access to a large terrace with a jacuzzi.

The ground floor is completely focused on relaxation and recreation, with a **wellness area including a large heated indoor pool with an adjacent chill-out area, a sauna, a hammam** and a private bathroom.

Also on this floor is a spacious chill-out, equipped with a **cosy TV lounge, a stylish bar, a games room and an atmospheric wine bodega.**

Wooden floors.

Natural stone quality floors.

Laundry room, equipped with Miele appliances.

Storage/technical room.

Parking for 4 cars on private plot.

Other features:

Daikin air conditioning for cooling and heating.

Water-based underfloor heating in the living areas.

Electric underfloor heating in the bathrooms.

Double glazing.

Electricity and water installations carried out by Tecnoclima.

Modern fireplace.

Custom-made built-in wardrobes.

Advanced home automation system.

Barbecue area.

LED lighting inside and outside.

Alarm system.



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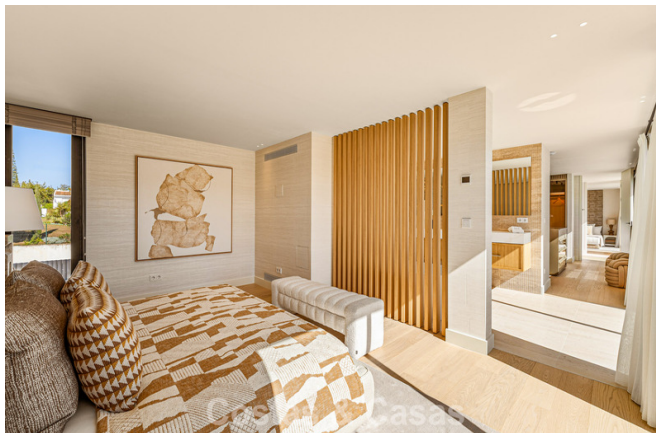


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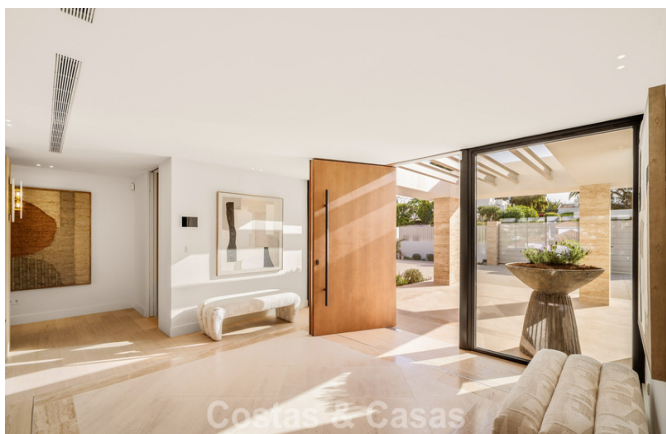
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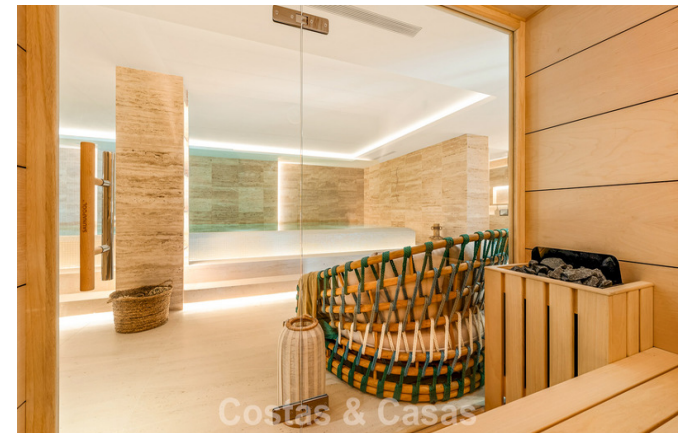
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