Costas & Casas
Marbella Real Estate

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Sophisticated, single-storey, newly built villa for sale in a popular golf area of Nueva Andalucia, Marbella

Marbella Area

House | Plot 1015 m² | Built 544 m² | Terrace 318 m² | 5 | 5 | Ref. 199200

On request

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Off-plan luxury villa with a sophisticated design for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Single-storey luxury villa
- Close to all amenities.
- 5 bedrooms, 5+2 bathrooms.
- Space, light, absolute luxury and comfort.
- Under construction.

THE LOCATION

Ideally situated in the heart of Nueva Andalucia's golf valley, this villa is just a few minutes' drive from luxury boutiques, charming cafes, and local amenities.
Within 10 minutes, you can reach renowned international schools, and the beach is just a 7-minute drive away.
Surrounded by some of Europe's most prestigious golf courses, the location offers a true paradise for golf enthusiasts. Furthermore, the vibrant Puerto Banús is just a short distance away, an iconic hotspot full of designer shops, exclusive beach clubs, refined gastronomy, and a vibrant nightlife.

THE VILLA

In figures:

Plot size: 1,015m²
Built area: 544m²
Living area: 451m²
Terrace area: 318m²
Bedrooms: 5
Bathrooms: 5
Guest toilets: 2
Ground floor + basement

General:

Spacious plot, surrounded by lush greenery.
The landscaped garden is an architectural masterpiece with carefully landscaped tropical plants and lawn.
The elegant **infinity pool with its mosaic tiles**, **floating steps**, and **shallow lounging area** forms a refined focal point where water and design merge.

Surrounding it, the **expansive terraces** and the architectural pavilion with a sunken, shaded lounge area with a fire pit create a luxurious outdoor experience that invites relaxation.
A soothing view of the lush tropical plants surrounding the villa.

Description:

This villa combines a refined, minimalist look with natural accents and a modern pavilion style.
Designed with excellent craftsmanship, sustainable materials, and a bespoke interior design concept.
The soft, neutral tones enhance the sense of tranquility and create a bright, spacious feel.
The use of **large glass windows and lush patios allows natural light to become an integral part of the interior**, allowing the indoors and outdoors to blend into one serene living space.
Dynamic living space with living and dining areas.
The aesthetic designer kitchen, equipped with high-quality appliances, seamlessly integrates with the living and dining areas, creating the perfect setting for convivial meals.
5 bedrooms, 5 bathrooms, and 2 separate guest toilets.
The central space of the lower floor is designed for relaxation and entertainment, featuring an elegant TV lounge, games room, and a sophisticated bar perfect for cozy evenings with friends.
An **exclusive wellness area with a modern gym, massage room, and adjoining sauna.**
Luxuriously appointed **home cinema**.
Laundry room.
Storage room.
Utility room.
Integrated garage for 2 cars.

Other features:
Private elevator.
Air conditioning for cooling and heating.
High ceilings.
Large cream-colored tiled floors.
Modern fireplace.
Double glazing.
Custom carpentry.
LED lighting inside and out.

N.B. The price will be adjusted as the construction of the project progresses.

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