



**Minimalist luxury home with panoramic sea views for sale in a prestigious gated complex in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 730 m<sup>2</sup> 🏠 Built 575 m<sup>2</sup> 🏠 Terrace 126 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 199009

🏠 4.450.000 €

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## First-class semi-detached villa for sale in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Gated and secure complex in a high-end complex in Nueva Andalucia.
- Close to the beach and all amenities.
- Panoramic sea views.
- Roof terrace with private pool.
- Private putting green.
- Sold furnished to a high standard.
- Move-in ready.

### THE LOCATION

This elegant **boutique villa complex** is in a prestigious residential area of Nueva Andalucia, within easy reach of all amenities and just a few minutes' drive from the fashionable Puerto Banús, the beaches, and the famous Golf Valley of Nueva Andalucia, which boasts no fewer than seven top-class golf courses.

A short drive along the iconic Golden Mile, known for its exclusive boutiques, refined restaurants, and luxurious five-star hotels, takes you to the charming historic center of Marbella.

The estate is fully gated and offers 24-hour security for maximum security and peace of mind.

### THE VILLA

#### In figures:

Plot: 730m<sup>2</sup>  
Built area: 575m<sup>2</sup>  
Terrace area: 126m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
3 floors + solarium

#### General:

**Fully enclosed private garden with its own putting green.**

Several spacious terraces maximize sun, privacy, and views.

The **expansive roof terrace** is designed for ultimate comfort and relaxation, featuring a stylish **outdoor kitchen, a swimming pool, and various seating and lounging areas** from which

you can enjoy panoramic views.  
Southwest-facing.

**Views of La Concha mountaintop, the Mediterranean Sea, and the Strait of Gibraltar.**

## **Description:**

**Semi-detached villa with avant-garde architecture, characterized by minimalist shapes, an open-plan layout, and the use of high-quality materials that create a sense of tranquility and exclusivity.**

Large sliding windows open onto the outdoor space, allowing abundant natural light to flood in.

**Open-plan living area.**

The **modern, climate-controlled wine display** in the living area is both functional for optimal wine storage and a striking interior accent.

**Customized Siematic kitchen**, equipped with high-quality Miele appliances and a breakfast bar.

Integrated dining area.

**Four bedrooms, each with its own bathroom.**

High-quality, large format tiled floors.

The lower floor is dedicated to relaxation and socializing, complete with a **stylish bar, a comfortable lounge**, and a refined atmosphere created by the use of warm materials and atmospheric lighting.

Laundry room.

Utility room.

Integrated garage for two cars.

Other features:

**Elevator to all floors.**

Air conditioning for cooling and heating.

**Integrated Bang & Olufsen sound and TV system.**

**Underfloor heating throughout.**

Modern fireplace.

Built-in wardrobes.

Glass balustrades.

LED lighting inside and out.



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