



**High-end designer villa with modern character for sale in a gated community in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 1351 m<sup>2</sup> 🏠 Built 473 m<sup>2</sup> 🏠 Terrace 239 m<sup>2</sup> 🛏 6 📶 5 # Ref. 204949

🏠 3.980.000 €

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 form part of any contract. The price does not include purchase costs.

## Luxurious, modern villa for sale in Nueva Andalucía's golf valley, Marbella

### HIGHLIGHTS

- Preferred location in Nueva Andalucía's golf valley.
- Situated in a gated villa community.
- Rooftop terrace with panoramic views.
- Large garden with private swimming pool.
- Privacy.
- Move-in ready.

### THE LOCATION

Located in a prestigious, **fully gated community with 24/7 security**.

Just a stone's throw from the renowned Los Naranjos Golf Club, in the heart of the famous golf valley.

Besides the tranquillity of this green enclave, top courses such as Aloha and Las Brisas are within easy reach.

While enjoying privacy in a modern villa neighbourhood, you are within 10 minutes of lively Puerto Banús and the charming centre of Marbella.

### THE VILLA

#### In figures:

Plot: 1,351 m<sup>2</sup>

Built area: 473 m<sup>2</sup>

Terraces: 239 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 5

Guest toilet

3 living levels + rooftop terrace

#### General:

**Located on a spacious, fully fenced plot.**

Private swimming pool with adjoining sun terrace.

Luxury **outdoor entertainment area** with a modern pergola, fully equipped **garden bar, and chill-out space**.

Panoramic rooftop terrace, complete with an outdoor gym, sun loungers, and an ice bath for the ultimate recovery experience.

**Southwest-facing.**

**Panoramic views of the surrounding nature from the rooftop terrace.**

## **Description:**

**Detached villa with contemporary, minimalist architecture.**

Built with high-quality materials.

**Tall glass sliding doors** seamlessly connect indoor and outdoor living.

**Stylish open-plan living area.**

Modern, fully equipped open kitchen flowing into the dining area.

**Six spacious bedrooms, one currently set up as an office.**

5 en-suite bathrooms and a separate guest toilet for extra comfort.

**Recreational room** with a second TV lounge and play area.

**Equipped gym.**

Practical laundry room with Bosch appliances and extra storage.

Garage for 2 cars.

Other features:

**Private lift to all floors.**

Air conditioning for cooling and heating.

Modern open fireplace.

Built-in wardrobes.

Double glazing.

Marble floors.

Glass balustrades.

LED lighting indoors and outdoors.



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