



**Villa with contemporary mediterranean flair for sale in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 876 m<sup>2</sup> 🏠 Built 418 m<sup>2</sup> 🏠 Terrace 115 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 205353

🏠 2.650.000 €

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## Stylishly renovated villa for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Centrally located in the Golf Valley, close to all amenities
- Contemporary renovation
- Private garden with swimming pool
- Bright and open interior
- Move-in ready

### LOCATION

Situated in one of the most sought-after areas of Nueva Andalucía, in the heart of the famous Golf Valley.

Within short distance of several prestigious golf courses, easily accessible by car or even by golf buggy.

Local amenities and a wide selection of restaurants are also nearby.

Within just 10 minutes you can reach the iconic marina of Puerto Banús, the beaches of the Golden Mile and the vibrant centre of Marbella.

### THE VILLA

#### In figures:

Plot: 876 m<sup>2</sup>

Built area: 418 m<sup>2</sup>

Terraces: 115 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

3 living levels

#### General:

**Flat, fully enclosed plot.**

Well-maintained exterior with landscaped garden, inviting terraces and a built-in private swimming pool.

#### Description:

**Detached villa with a contemporary look, combining Scandinavian design with Mediterranean comfort.**

Fully renovated and modernised to the highest standards.

**Seamless interior with an open-plan layout.**

Bright living room with a TV lounge by the fireplace.

**Large sliding windows with recessed frames create** a subtle transition between indoor and outdoor living.

Practical bespoke open kitchen fitted with Siemens appliances and a breakfast island.

The kitchen connects directly to a cosy outdoor dining area, ideal for enjoyable al fresco dinners.

**4 bedrooms and 4 bathrooms.**

The basement level includes an **en-suite guest bedroom, a fully equipped gym and a golf simulator.**

Equipped laundry room and storage area.

Integrated garage for 2 cars.

Additional features:

Air conditioning for cooling and heating

Aerothermal system for hot water

Fireplace

Built-in wardrobes

Double glazing

LED lighting indoors and outdoors

Terrace sunshades

Solar panels

Outdoor shower

Alarm system



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