Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
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Advanced designer villa for sale just a stone’s throw from the golf course, in the heart of Nueva Andalucía, Marbella

Marbella Area

House | Plot 992 m² | Built 653 m² | Terrace 323 m² | 5 | 5 | Ref. 209409

5.265.000 €

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Brand-new, spacious luxury villa for sale in a prestigious residential area in Nueva Andalucía, Marbella

HIGHLIGHTS

- Surrounded by leading golf courses.
- Close to all amenities.
- 5 bedrooms, 5+1 bathrooms.
- Impressive basement with cinema, gym and wine cellar (bodega).
- Turnkey property.

LOCATION

Situated in the heart of the prestigious Golf Valley of Nueva Andalucía, surrounded by some of the most renowned golf courses such as Los Naranjos, Las Brisas and Aloha Golf Club.
Just a few minutes' drive away, you will find a wide selection of charming cafés, bars, restaurants, supermarkets and various amenities.
Puerto Banús, with its world-famous marina, stylish beach clubs, luxury designer boutiques and vibrant day and nightlife, is also just a short drive away.
In addition, an international school is located only a few minutes' drive from the property.

THE VILLA

In figures:

Plot: 992 m²
Built area: 653 m²
Terraces: 323 m²
Bedrooms: 5
Bathrooms: 5
Guest toilets: 2
3 levels + solarium

General:

A spacious private plot of almost 1,000 m², perfectly positioned for maximum privacy.
Extensive terraces spread over multiple levels, ideal for both sunbathing and al fresco dining.
The **expansive solarium features a lounge area, outdoor dining space, jacuzzi** and comfortable loungers.
Built-in private swimming pool with adjacent sun terrace.

Fully **south-facing**.
Views of the iconic La Concha mountain and the lush green fairways.

Description:

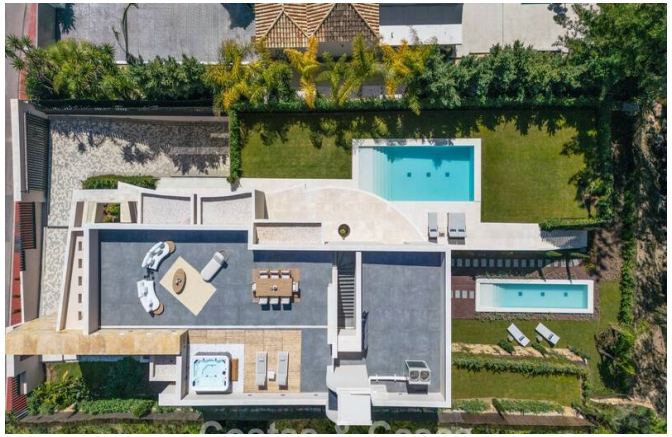
An impressive, brand-new villa with a modern architectural design.
Built with the highest quality materials and attention to detail that elevates luxury to the next level.
The interior exudes elegance, featuring a **double-height entrance** that immediately creates a sense of grandeur and space.
Large sliding windows with recessed frames provide a **seamless indoor-outdoor flow** and allow abundant natural light, enhancing the bright and open interior.
A spacious living area with a stylish fireplace flows seamlessly into the dining area and kitchen.
Open-plan designer kitchen, fully equipped with premium appliances.
Five spacious bedrooms, each with its own en-suite bathroom and direct access to a terrace.
Guest toilet on the ground floor.
Finished with beautiful natural stone flooring.
The basement level includes a **private gym, a stylish wine cellar (bodega), and a second living area with its own kitchenette**.
Practical laundry room and various storage spaces for added convenience.
Private parking and a spacious garage for up to 3 vehicles.

Additional features:
Private lift to all floors
Air conditioning for both cooling and heating
Automatic air renewal system
Underfloor heating throughout the entire property
Modern fireplace
Built-in wardrobes
Double glazing
Glass balustrades for unobstructed views
Home automation system
Alarm security system
Indoor and outdoor LED lighting

The furniture is sold separately for €200,000

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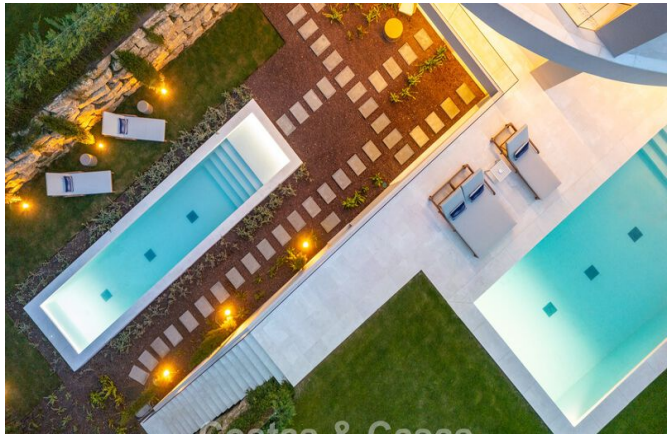
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