



**Modern renovated luxury villa with stunning views for sale in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 450 m<sup>2</sup> 🏠 Built 245 m<sup>2</sup> 🏠 Terrace 190 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 210770

🏠 2.995.000 €

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.

## Exclusive villa with scandinavian-inspired interior design for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Located in Nueva Andalucía's prestigious Golf Valley.
- Renovated to an exceptionally high standard.
- Contemporary open-plan design.
- Luxury outdoor amenities including an outdoor gym, jacuzzi and fully equipped outdoor kitchen.
- Infinity swimming pool with glass wall and fire pit.
- Move-in ready.

### LOCATION

Situated in the prestigious Golf Valley of Nueva Andalucía, one of the most sought-after residential areas on the Costa del Sol.

The property is less than a five-minute drive from some of the region's most renowned golf courses, including Aloha Golf Club, Las Brisas Golf and Los Naranjos Golf.

Within just five minutes by car, you can reach the heart of the iconic marina of Puerto Banús, where you will find exclusive sandy beaches, luxury boutiques, El Corte Inglés and an excellent selection of fine dining restaurants.

The popular Centro Plaza shopping and leisure area is also less than five minutes away.

Thanks to direct access to the A-7 motorway, the charming centres of Marbella and San Pedro de Alcántara can both be reached within ten minutes.

### THE VILLA

#### In figures:

Plot size: 450 m<sup>2</sup>  
Built area: 245 m<sup>2</sup>  
Terrace area: 190 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Guest toilet

#### General:

Fully enclosed plot in an **elevated position**.

**Generous sun-drenched terraces spread across multiple levels, seamlessly connected to the interior living spaces and featuring a fully equipped outdoor kitchen, barbecue**

**area, stylish lounge spaces and an integrated jacuzzi.**

Private **infinity swimming pool** serving as the focal point of the garden, **enhanced by a striking contemporary glass wall.**

Poolside terrace with fire pit.

**South-facing orientation.**

**Uninterrupted 360-degree panoramic views** stretching from the surrounding mountain landscape to the Mediterranean Sea, with views extending as far as Gibraltar on clear days.

## **Description:**

**This detached villa underwent a complete luxury renovation in 2024.**

Designed in a refined **contemporary Scandinavian style**, the property is intelligently distributed across three functional living levels.

Only premium-quality materials have been used throughout, creating an atmosphere of warmth, elegance and sophistication.

The interior follows an **open-plan concept featuring clean architectural lines, bespoke joinery and natural stone elements.**

Large minimalist sliding glass doors create a seamless connection between indoor and outdoor living while maximising natural light.

The bright and welcoming living room, located on the main level, features a stylish fireplace.

The kitchen is fully equipped with premium appliances and contemporary finishes, designed as a social hub that flows effortlessly into the dining area.

**The villa offers five spacious bedrooms, four luxuriously appointed bathrooms and a convenient guest WC.**

The lower level has been cleverly designed as **a guest accommodation and leisure area**, with direct access to the pool terrace.

A standout feature of the outdoor space is the **professional covered gym**, allowing year-round use.

A separate utility room and storage room are also included.

Vehicles can be securely parked beneath the private covered carport located within the grounds.

Additional features:

Air conditioning with heating and cooling functions.

Underfloor heating in the bathrooms.

Contemporary fireplace.

Fitted wardrobes.

Double glazing.

Glass balustrades.

LED lighting throughout the interior and exterior.

Solar panels.

Advanced alarm system with CCTV surveillance.

Stylish sun-shading pergolas over the outdoor dining area.

Automatic irrigation system.



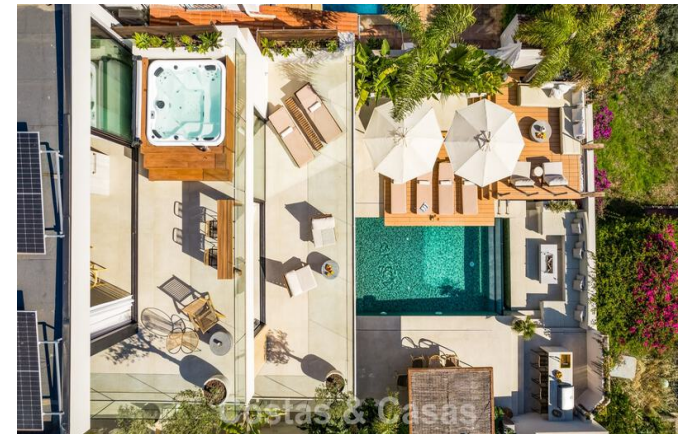
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