Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
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## Elegant villa with french provençal influences for sale in prestigious Nueva Andalucía, Marbella

Marbella Area

House | Plot 2209 m² | Built 603 m² | Terrace 342 m² | 6 | 6 | Ref. 212100

**9.975.000 €**

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

## HIGHLIGHTS

- Prime location within walking distance of amenities and golf courses.
- Renovated to an exceptional standard.
- Expansive private garden with swimming pool and pool lounge.
- 6 bedrooms, 6+3 bathrooms.
- Private wellness area with jacuzzi, hammam, sauna and gym.
- Turnkey property.

## LOCATION

Ideally situated just moments from the golf course, in the heart of Nueva Andalucía's renowned Golf Valley.
Only a few minutes by car or a short buggy ride from several prestigious golf courses and their exclusive facilities, with many more championship courses within easy reach.
A wide selection of local amenities, cafés and excellent restaurants are also close by.
Within a 15-minute drive you will reach the iconic marina of Puerto Banús, the golden beaches of Marbella's Golden Mile and Marbella town centre.

## THE VILLA

### In figures:

Plot: 2,209 m²
Built area: 603 m²
Terraces: 342 m²
Bedrooms: 6
Bathrooms: 6 en-suite + 3 guest toilets

### General:

**Set on a generous, level plot, fully enclosed by mature landscaping for complete privacy.**
The beautifully landscaped garden features mature palm trees and immaculate lawns.
**Spacious covered verandas and layered terraces** create a variety of inviting outdoor spaces for al fresco dining and relaxing.
The impressive saltwater swimming pool forms the centrepiece of the outdoor living area, complete with underwater LED lighting and pre-installation for pool heating.
Adjacent to the **pool is a stylish pool lounge featuring a bespoke bar and a luxury outdoor kitchen with barbecue**.

The villa enjoys a highly **sought-after south to south-west orientation**.
Views overlook the lush private gardens and the tranquil Mediterranean surroundings.

## Description:

**This exceptional villa has been completely renovated to the highest standards.**
Its architecture subtly embraces French Provençal influences, combining timeless proportions with three beautifully balanced levels.
Only premium-quality materials have been used throughout, including **Italian oak, natural limestone and microcement finishes**.
The interior has been thoughtfully designed with elegant, clean lines, a refined neutral colour palette and warm timber accents.
The **generously proportioned living areas feature high ceilings, enhancing the sense of space**, while opening directly onto the terraces through large windows that flood the home with natural light.
The **open-plan living space** includes a welcoming TV lounge and a formal dining area centred around a feature fireplace.
The bespoke **Danespan designer kitchen** is fitted with a Dekton worktop, top-of-the-range Miele and Gaggenau integrated appliances, as well as a Grohe Blue Home filtered drinking water system.
**The villa offers six spacious bedroom suites, each with its own en-suite bathroom, together with three guest toilets.**
For the ultimate in luxury, the property features a private wellness area with microcement flooring, **a heated indoor mosaic jacuzzi, a bespoke hammam, a sauna and a fully equipped professional gym**.
A **peaceful home office provides an ideal workspace**, while a bespoke wine cellar with integrated climate-controlled wine cabinets is perfect for collectors and entertaining.
Additional features include a spacious storage room and a fully equipped utility room.
Parking is excellent, with both a garage and a covered carport providing space for up to four vehicles, accessed via an attractive stamped concrete driveway.

Additional features:
Air conditioning with heating and cooling.
**Italian oak chevron parquet flooring throughout the ground and first floors.**
**Natural limestone flooring in the entrance hall and staircase.**
Fitted wardrobes.
Double glazing.
LED lighting throughout the interior and exterior.
Outdoor shower.

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