Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Modern Spanish villa with large swimming pool for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1100 m² | Built 515 m² | Terrace 32 m² | 6 | 6 | Ref. 217373

4.637.000 €

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Luxury contemporary villa with large garden for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Just minutes from the beach, all amenities and Puerto Banús.
- Spacious garden with a large swimming pool.
- 6 bedrooms, 6 + 2 bathrooms.
- Generous entertainment area in the basement.
- Ready to move in.

THE LOCATION

Situated in the heart of Nueva Andalucia's renowned Golf Valley, the villa is just minutes from some of the world's most prestigious golf courses.
The luxurious marina of Puerto Banús can be reached in less than 10 minutes by car, whilst the charming and vibrant centre of Marbella is approximately 15 minutes away.
The location is also particularly appealing to families and those who enjoy sports and gastronomy.
Within walking distance or just a few minutes' drive, you will find exclusive tennis and padel clubs, a wide selection of inviting cafés, trendy hotspots, fine dining restaurants and renowned international schools.

THE VILLA

In figures:

Plot: 1,100 m²
Built area: 515 m²
Terrace area: 32 m²
Bedrooms: 6
Bathrooms: 6 + 2

General:

Set on a flat, fully enclosed plot, the property offers excellent privacy.
The beautifully landscaped garden features a pristine lawn, a **covered outdoor bar with a barbecue area and generous sun terraces.**
A large, modern saltwater swimming pool forms the centrepiece of the garden.
The villa enjoys a **highly desirable south-facing orientation**, ensuring excellent sun exposure throughout the day.
Beautiful views extend across the manicured garden, swimming pool and the surrounding green landscape of Nueva Andalucia.

Description:

This detached, recently modernised villa boasts a contemporary architectural style and has been finished using high-quality materials, sustainable wooden doors and sleek finishes throughout.
The **modern interior is exceptionally bright**, thanks to generous windows and an open-plan layout that creates a wonderful sense of space.
The villa features modern double-glazed windows with slim aluminium frames (Climalit), providing excellent insulation.
The living area comprises two separate lounge areas, both enjoying direct views and access towards the garden and swimming pool.
The kitchen has been designed as a sleek, fully fitted open-plan kitchen with a central breakfast bar.
The property comprises 6 en-suite bedrooms, as well as 2 separate guest cloakrooms.
The **versatile basement level** is currently designed as an entertainment and relaxation area and can be fully adapted to suit the new owner's individual requirements.
An integral garage provides parking for 2 cars, with additional off-street parking for up to 6 cars in total.

Additional features:
Air conditioning for cooling and heating.
Fireplace.
Fitted wardrobes.
Double glazing.

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