



Luxury modern villa with sea views for sale in Nueva Andalucia's Golf Valley, Marbella
Marbella Area

🏠 House 📏 Plot 1226 m² 🏠 Built 532 m² 🏠 Terrace 26 m² 🛏 5 🚿 5 🏠 Ref. 217500

💰 5.695.000 €

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 indoor and outdoor swimming pools for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Surrounded by top golf courses.
- Less than 10 minutes from the beach and Puerto Banús.
- Beautifully designed outdoor spaces.
- Indoor and outdoor swimming pools, sauna and gym.
- Move-in ready.

THE LOCATION

Located just moments from the renowned golf courses of Nueva Andalucia's Golf Valley.

A wide range of local amenities and restaurants can be reached within just a few minutes by car. Puerto Banús and the nearest beaches are approximately 10 minutes away, offering easy access to the vibrant heart of the area.

Marbella's historic town centre is around 10 to 15 minutes away by car. Málaga International Airport can be reached in approximately 45 minutes via the nearby main roads.

THE VILLA

In figures:

Plot: 1,226m²
Built area: 532m²
Terrace: 26m²
Bedrooms: 5
Bathrooms: 5

General:

Set on an elevated, fully enclosed plot.

The outdoor area has been thoughtfully designed with expansive sun terraces, atmospheric covered porches and lush, mature tropical landscaping.

The swimming pool blends seamlessly with the **sleek design of the outdoor spaces**, creating a beautiful setting in which to relax and enjoy the Mediterranean lifestyle.

The villa is carefully orientated towards the south-east, allowing it to benefit from an abundance of natural light and warmth from early in the day.

From the upper floor, uninterrupted views stretch across the Mediterranean Sea and towards the African coastline and the iconic La Concha mountain.

Description:

Detached villa built in a sleek, contemporary architectural style.

The property combines high-quality materials with meticulous attention to detail and a premium standard of finish.

The interior is characterised by a light, open and bright atmosphere, with a comfortable and well-considered layout.

Large floor-to-ceiling glazed façades and sliding doors blur the boundaries between indoor and outdoor living, while keeping the horizon constantly in view.

The living area forms a beautifully open space where the lounge and dining area come together harmoniously.

The high-end open-plan kitchen is fully equipped with premium appliances and features a stylish central island.

The property offers five generous bedrooms and five elegant en-suite bathrooms, complemented by a convenient guest cloakroom.

High-quality, sleek flooring has been selected to complement the villa's contemporary luxury character.

The exclusive additional features on the lower level include a **stylish TV lounge, billiard room, relaxing sauna, indoor swimming pool and fully equipped gym, which could also be converted into an additional bedroom if required.**

The property offers practical storage solutions, including a separate utility room and additional storage areas.

Parking is excellent, with a private garage providing space for three vehicles and an integrated electric vehicle charging point.

Additional features:

Private lift.

Air conditioning for cooling and heating.

Underfloor heating.

Fitted wardrobes.

Double glazing.

Glass balustrades.

Home automation system.

LED lighting throughout the interior and exterior.

Alarm system.

Solar panels.



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