



Contemporary new-build villa for sale in Nueva Andalucía's Golf Valley, Marbella

Marbella Area

🏠 House 📏 Plot 1009 m² 🏠 Built 459 m² 🏠 Terrace 404 m² 🛏 5 🚿 5 # Ref. 218585

💰 5.500.000 €

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.

Sophisticated new-build villa for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Peacefully situated, close to all amenities.
- Contemporary architecture with spacious open-plan interiors.
- Expansive solarium with jacuzzi, outdoor kitchen and dining area.
- Versatile multifunctional basement.
- Currently under construction.

THE LOCATION

Peacefully and conveniently located in the heart of the prestigious Golf Valley of Nueva Andalucía.

All everyday amenities, a wide selection of restaurants, charming bars and shops are just a few minutes' drive away.

Several renowned golf courses are also easily accessible by golf buggy.

Puerto Banús is less than a 10-minute drive away, while Marbella's Golden Mile and town centre can both be reached in approximately 15 minutes.

THE VILLA

Key figures:

Plot: 1,009 m²

Garden: 312 m²

Built area: 862 m²

Interior built area: 459 m²

Terrace area: 404 m²

Swimming pool: 48 m²

Bedrooms: 5

Bathrooms: 5 + 2

General:

Set on a generous and fully enclosed plot.

The beautifully landscaped 312 m² Mediterranean garden is surrounded by lush palm trees and complemented by an impressive 404 m² of terraces, together with a stunning

solarium featuring a pergola.

The property boasts a built-in swimming pool of almost 49 m², complete with **sleek in-water sun loungers**, atmospheric underwater lighting and a stylish adjoining **outdoor bar with a dedicated lounge area**.

The villa is **north-east facing**, offering a pleasant balance of morning sunshine and natural coolness during the warmer afternoons.

The property enjoys beautiful panoramic views across the surrounding greenery, swimming pool and impressive mountains beyond.

Description:

This detached villa showcases sophisticated contemporary architecture, complemented by traditional Andalusian elements such as distinctive terracotta roof tiles.

Only high-quality, premium materials have been selected throughout the property.

The interiors combine modern minimalism with warm **Mediterranean elegance, creating a bright and inviting open-plan living environment.**

The villa features high-quality Cortizo windows and **floor-to-ceiling sliding doors** with slimline profiles, maximising natural light throughout the interiors.

A spacious and bright living and lounge area benefits from an impressive double-height ceiling and a stylish integrated gas fireplace.

The bespoke minimalist kitchen is equipped with high-end appliances, a central island and breakfast bar.

The property comprises **five luxurious bedrooms**, each with its own en-suite bathroom, complemented by a total of **two guest toilets**.

Exclusive additional features include provisions for a **private home gym, cinema or bodega, as well as a luxurious wellness area with sauna.**

High-quality **90 x 90 cm Marfil porcelain tiling** runs throughout the property.

The private grounds provide ample parking with space for two vehicles.

Additional features:

Air conditioning for both cooling and heating.

Stylish gas fireplace in the living room.

Fitted wardrobes.

Double glazing with solar-control and thermal insulation properties.

Glass balustrades.

LED lighting throughout the interior and exterior.

Advanced alarm system for enhanced security.

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