Costas & Casas
Marbella Real Estate

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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 €

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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.

Currently under construction

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