Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Turnkey luxury villa with generous outdoor spaces for sale in a gated golf community in Nueva Andalucía, Marbella

Marbella Area

House | Plot 1352 m² | Built 738 m² | - | 7 | 7 | Ref. 220900

4.495.000 €

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Modernised luxury villa with guest accommodation for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Gated golf community with 24-hour security.
- All amenities and Puerto Banús within walking distance.
- Renovated to the highest standards.
- Spacious rooftop terrace with 360° panoramic views.
- Separate indoor and independent guest accommodation, both with their own private entrances.
- Tourist rental licence in place.
- Ready to move into.

LOCATION

Situated in an **exclusive, gated villa community alongside the golf course**, where security and privacy are paramount, thanks to 24-hour security patrols and CCTV surveillance.
Within walking distance, you will find a wide selection of charming cafés, trendy bars, restaurants, supermarkets and all the amenities you need for everyday living. A large commercial centre is also located just a little further away.
The vibrant marina of Puerto Banús is just a two-minute drive away.
A new 1,400-metre walking and cycling path, running alongside the river, provides a flat and convenient route to Puerto Banús.
Without doubt, one of the greatest advantages of this exclusive residential community is its exceptional location. Its central position means that a wide range of amenities, leisure facilities and restaurants are all close at hand, allowing you to enjoy almost everything within easy walking distance.

THE VILLA

In figures:

Plot size: 1,352 m²
Built area: 738 m²
Bedrooms: 7
Bathrooms: 7 + 1 guest cloakroom

General:

A spacious, fully enclosed plot in an elevated position.
The beautifully maintained outdoor areas feature mature landscaping, atmospheric lighting and a built-in swimming pool.

The villa boasts **a variety of sunny and shaded terraces** spread across several levels, ranging from stylish lounge areas and sun loungers around the pool to a **covered terrace featuring an outdoor bar with a pizza oven and dining area**.
In addition, the **spacious rooftop terrace**, complete with a large dining table and sun loungers, provides the perfect setting to relax and enjoy the views in complete tranquillity.
From the rooftop terrace, you can take in spectacular **360° panoramic views across the surrounding golf courses, the impressive La Concha mountain and the beautiful surrounding landscape.**

Description:

A substantial villa, extensively renovated with a focus on contemporary architecture and sophisticated finishes.
High-quality, luxurious materials have been carefully selected throughout, creating an atmosphere of **timeless elegance**.
The interior is characterised by a bright, refined aesthetic and an open-plan layout that flows seamlessly into the outdoor living areas.
Large, floor-to-ceiling windows and sleek architectural frames flood the living spaces with natural light, effortlessly blurring the boundaries between indoor and outdoor living.
The generous living areas and lounge create a warm and inviting atmosphere, ideal for both relaxed everyday living and more formal entertaining.
An elegant, bespoke open-plan kitchen is fitted with high-end Miele appliances and a central island with seating.
The property offers a total of seven bedrooms, each with its own en-suite bathroom, as well as a separate guest cloakroom on the main floor.
Both the **integrated guest accommodation, which can also be used as a home office, and the separate guest or staff accommodation, complete with its own kitchenette, benefit from independent access.**
Exclusive features on the lower level include a **beautifully appointed wine cellar, a relaxing spa and cinema area, a games room with bar and a separate poker room.**
Additional storage and technical rooms.
The property also benefits from excellent private on-site parking facilities.

Additional features:
Air conditioning for both cooling and heating.
Underfloor heating.
Fitted wardrobes in the bedrooms.
Double glazing for optimum insulation.
Home automation system.
Indoor and outdoor LED lighting.
Alarm system with security cameras.

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