Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Modern luxury villa for sale in Nueva Andalucia's golf valley, walking distance to Puerto Banus, Marbella

Marbella Area

House | Plot 1000 m² | Built 492 m² | Terrace 64 m² | 4 | 4 | Ref. 110469

2.800.000 €

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Modern luxury villa for sale within walking distance of Puerto Banus with all amenities, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Prime location close to several first-class golf courses and all amenities.
- Walking distance to amenities and Puerto Banus.
- Privacy and tranquillity guaranteed.
- Move-in ready.

THE LOCATION

- Located in a quiet neighbourhood in Nueva Andalucia surrounded by 6 prestigious golf courses including those of Los Naranjos Golf, Las Brisas Club and Aloha Club.
- **All necessary amenities in and around Puerto Banus, the beach and the international school Aloha College are within walking distance.**

THE VILLA

In figures:

- Plot size: 1.000m²
- Built-up area: 492m²
- Surface terraces: 64m²
- 4 bedrooms, 4 bathrooms

General:

- Spacious plot, fully fenced.

- A cosy and mature landscaped garden with tropical plants.
- Large swimming pool, completely surrounded by lawn.
- Open and covered terraces overlooking the garden, pool, La Concha mountain and partly sea views.
- Southeast and south facing.

The villa itself:

- **Detached villa with modern architecture.**
- The villa consists of 2 floors.
- Living and dining room connecting to the terrace.
- Fully equipped kitchen with AEG appliances connecting to the dining room through a sliding door.
- In total there are 4 bedrooms, 4 bathrooms of which 3 are en suite, guest toilet.
- Master bedroom en suite connecting to the upper terrace.
- Possibility to build a separate guest bedroom with bathroom. The permit for this is available.

Other features:

- Wooden floors.
- Air conditioning pre-installation.
- Alarm system with CCTV cameras.
- Satellite TV.
- Safe.

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