



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 €

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.

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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