

IMPRESSIVE VILLA IN NUEVA ANDALUCIA, MARBELLA

Nueva Andalucía, 29660 Marbella, Málaga, España

8.975.000 €



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The essentials

Type of operation: Venta

Area: 712 m²

Lot size: 600 m²

Plot: 2350

Bedrooms: 6 beds

Bathrooms: 6 baths

Toilets: 2 half baths

Floors: 3 floors

Garage: 2

CEE: En Trámite

Status: Excellent

Category: Villa

ID property: C394V

Main features

Features: Air conditioning / Heating, American Kitchen, BQQ, Built in wardrobes, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Porcelain tile floor, Private Garden, Radiant floor, Security door, Sports area, Terrace, Villa, Wooden floor

Fortuny Hogares Únicos presents this exquisite villa that beautifully combines classic design with luxury and modernity.

Location

The villa is located next to Los Naranjos, in the renowned Golf Valley, one of the most sought-after areas of Nueva Andalucía, Marbella. The location of this beautiful property is a great advantage due to its proximity to the exclusive golf courses of Los Naranjos, Las Brisas, Magna Marbella, and the prestigious marina and leisure port, Puerto Banús, a luxury reference in Europe. It also offers all essential services in the surrounding area.

Distribution

The property is east-facing. It is set on a spacious plot of 2,350m² with a total built area of 712m². It is distributed around a beautiful patio on three luxurious floors.

Main Floor

This level consists of an entrance hall, a guest toilet, a large modern living-dining room with large windows that open onto a beautiful patio with a fountain and vegetation, and an outdoor dining area. The living room has access to the pool area. There is an open-plan kitchen with modern furnishings and access to the terrace with a barbecue area and outdoor dining with a sitting area. On this floor, there are two spacious bedrooms with fitted wardrobes and en-suite bathrooms. Adjacent to the living room is a cosy sitting and reading area. The stairs lead to the first floor.

First Floor

This floor features two majestic and modern bedrooms. The master bedroom has a large dressing room, an en-suite bathroom, access to a large terrace with a solarium, a pool, and a chill-out area. From the dressing room, there is access to another beautiful terrace with views. The second bedroom has fitted wardrobes, an en-suite bathroom, and a private terrace.

Lower Floor

This floor includes a living room with an open kitchen, two bedrooms with fitted wardrobes and en-suite bathrooms, a sauna, a gym, a game room, a cinema, and a bar.

Qualities

The villa has luxurious finishes and excellent quality features, including a security entrance door, air conditioning, aerothermal system, underfloor heating, double-glazed windows, large-format porcelain floors, Surco Harmony wooden floors, Cortizo aluminium enclosures, Porcelanosa sanitary ware, and a pre-installation for pool heating.

Outdoor Areas

The outdoor areas are designed for your relaxation and comfort: with a majestic garden, a large saltwater pool with a relaxation area where you can enjoy the sun, a pergola with a summer dining area, and a lounge. The property has two parking spaces.

Regulations

Energy certificates are in process. In compliance with the Andalusian Government Decree 218/2005 of October 11, we inform consumers that the indicated price does not include expenses derived from the purchase of the property according to current laws (ITP, notary fees, and, in the case of new construction, VAT).

Contact Us

This impressive villa is truly one of the most exceptional in Nueva Andalucía due to its fantastic plot, high-quality construction, avant-garde

architecture, modern design, and privileged location. For more information, please do not hesitate to contact us. We will be happy to help you.





