



## VILLA IN NUEVA ANDALUCÍA, MARBELLA

C. Ganimedes, Nueva Andalucía, 29660 Marbella, Málaga, España

**7.500.000 €**



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### The essentials

**Area:** 1023 m<sup>2</sup>

**Plot:** 2033

**Bathrooms:** 5 baths

**Floors:** 3 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C386V

**Nivel del suelo:** -21

**Lot size:** 920 m<sup>2</sup>

**Bedrooms:** 5 beds

**Toilets:** 1 half bath

**Garage:** 10

**CEE:** En Trámite

**Category:** Detached Houses, Villa

**Year built:** 2016

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Fireplace, Furnished, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Sauna, Sea view, Sports area, Storage room, Turkish bath

We present an exclusive dream villa overlooking the golf course and the Mediterranean Sea. With luxury finishes and exquisite Italian designer furnishings, this villa boasts an extensive garden and infinity pool that will captivate anyone.

## Location

Villa Maria is located in one of the most sought-after areas of Marbella, Nueva Andalucia. Frontline to Los Naranjos Golf Course and in a cul-de-sac for absolute privacy. Just a few minute's drive from the luxury marina of Puerto Banus, the beach, shops and Aloha College, here you can enjoy an enviable quality of life, ensuring privacy and tranquillity.

## Distribution

The property is south-east facing and sits on a large plot of 2.033m<sup>2</sup>, has a constructed area of 1.023m<sup>2</sup> and is distributed over three luxurious and comfortable floors.

### Ground floor at street level

It consists of a large entrance hall with a cloakroom, a guest toilet and a lift with access to all floors. A spacious and bright living room with fireplace and access to a spectacular 70m<sup>2</sup> terrace, a fully fitted kitchen open to the dining room with exposed wooden beams and high ceilings and a bedroom with en suite bathroom. From the terrace, there is access to the garden area and the infinity pool.

### Upper floor

Two majestic en-suite bedrooms with a dressing room and a 46m<sup>2</sup> terrace with spectacular views.

### Basement floor

The basement floor has a skylight that provides plenty of natural light and has a laundry room, two exterior bedrooms with en-suite bathrooms, a Turkish bath, a Finnish sauna, a spa, a storage room, a multifunctional room ideal for a home cinema, gym, lounge or according to the needs of the owners and a garage with capacity for ten vehicles.

## Qualities

The villa was built in 2016. It has excellent and unbeatable qualities. Among them, we highlight security entrance door, ducted hot and cold air conditioning, underfloor heating, Smart Home domotic system, CCTV video surveillance and alarm, electric blinds throughout the house, Climalit double-glazed windows from floor to ceiling that provide a lot of light, luxury Italian furniture customised by the high-end brand Smania.

## Outside areas

The villa boasts breathtaking views of the golf course, the Mediterranean Sea, La Concha and the tropical garden with more than 20 palm trees. A true luxury in the heart of the Costa del Sol. The infinity pool is heated and has saline water.

## Regulations

Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax).

## Contact us

For further information, please do not hesitate to contact us. We will be happy to help you.

