



CONTEMPORARY MASTERPIECE IN THE HEART OF THE GOLF VALLEY.

A striking modern masterpiece for sale in the heart of Nueva Andalucía, boasting of a privileged sought-out location and top class on-site facilities.

Beds: 5 | **Baths:** 5+2 | **Plot:** 1.483m² | **Built:** 888m² | **Terraces & Porches:** 252m² | **Parking:** 2+3 cars | **Orientation:** SW



A fantastic new-built home comes complete with everything for the modern-day family, contemporary design and style, set in an enviable location. Distributed over 3 levels, this large villa boasts of an airy open plan living, plenty of natural light and a private backyard oasis complemented with a salt water pool.

Modern design paired with noble materials, all divisions open up to the manicured gardens and pool. The well-appointed custom designed kitchen has been equipped with high-quality Miele appliances and plenty of storage and preparation space.







Enjoy Marbella's fantastic climate and lifestyle with easy indoor outdoor living. Bask in the sun in the tropical gardens, while maintaining total privacy. Multiple outdoor lounges have been distributed throughout the villa and enjoy the fantastic views from the ample solarium with jacuzzi.









5 sizeable bedrooms,
each one complete
with their own
en-suite bathrooms
and fantastic views
either towards the
garden or the
panoramic views.









Other top class on-site facilities include a private indoor gym, a fully equipped entertainment space with bar, cinema and games area. The property also includes generous parking for total of 5-6 cars.

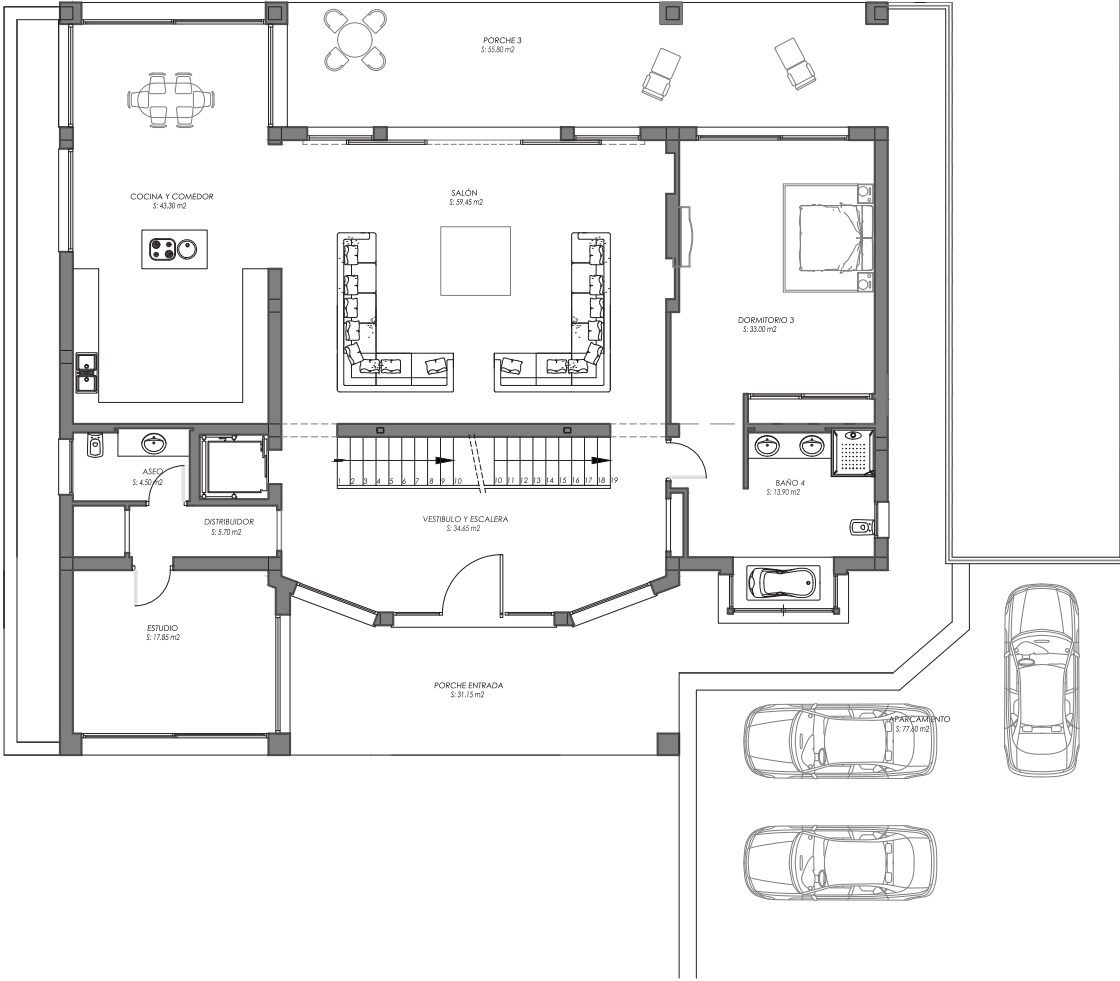




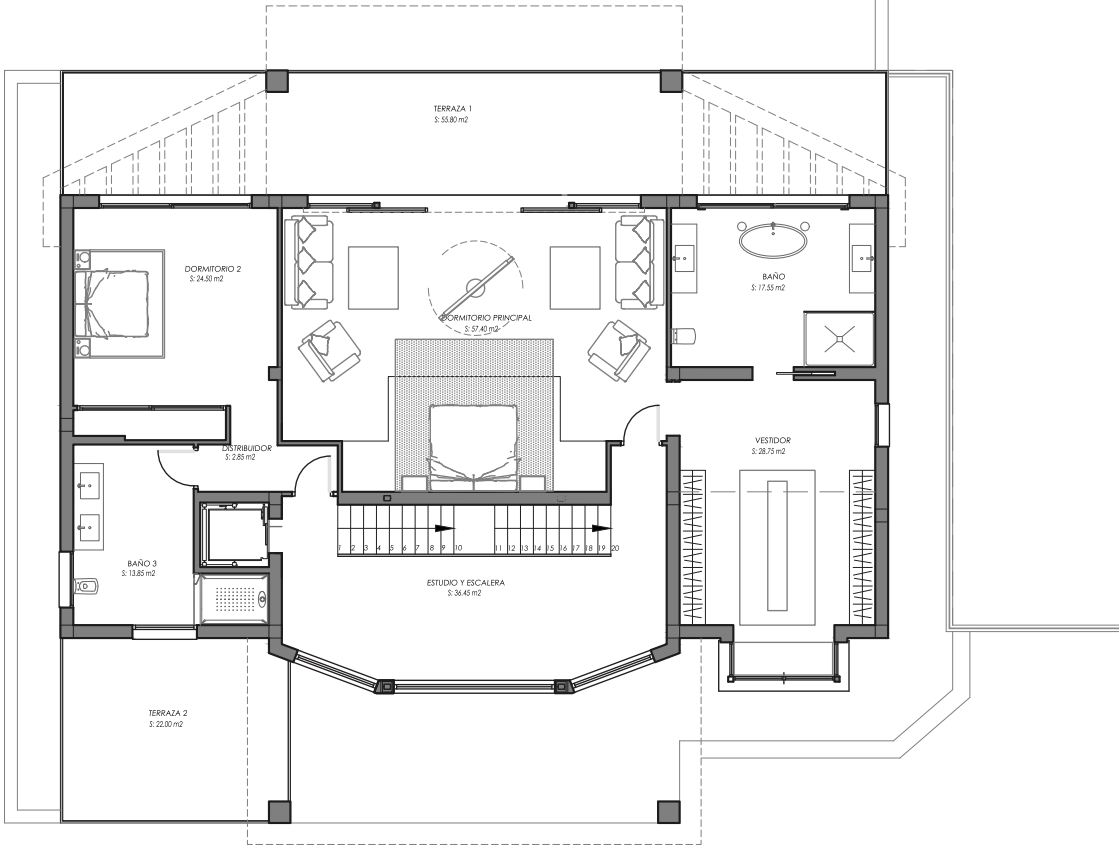
AN ENVIABLE LOCATION ON THE COSTA DEL SOL

Nueva Andalucía has rapidly become a very sought-out area offering a wealth of walking distance amenities, from restaurants and bars, to sports facilities, high-end health clinics, international schools and specialty shops. Within less than 5 minutes from the golden beaches of Marbella, less than 35 minutes from Malaga International Airport and with perfect connections to nearby towns such as Estepona, Sotogrande and Ronda, Nueva Andalucía remains one of the most attractive locations on the coast.

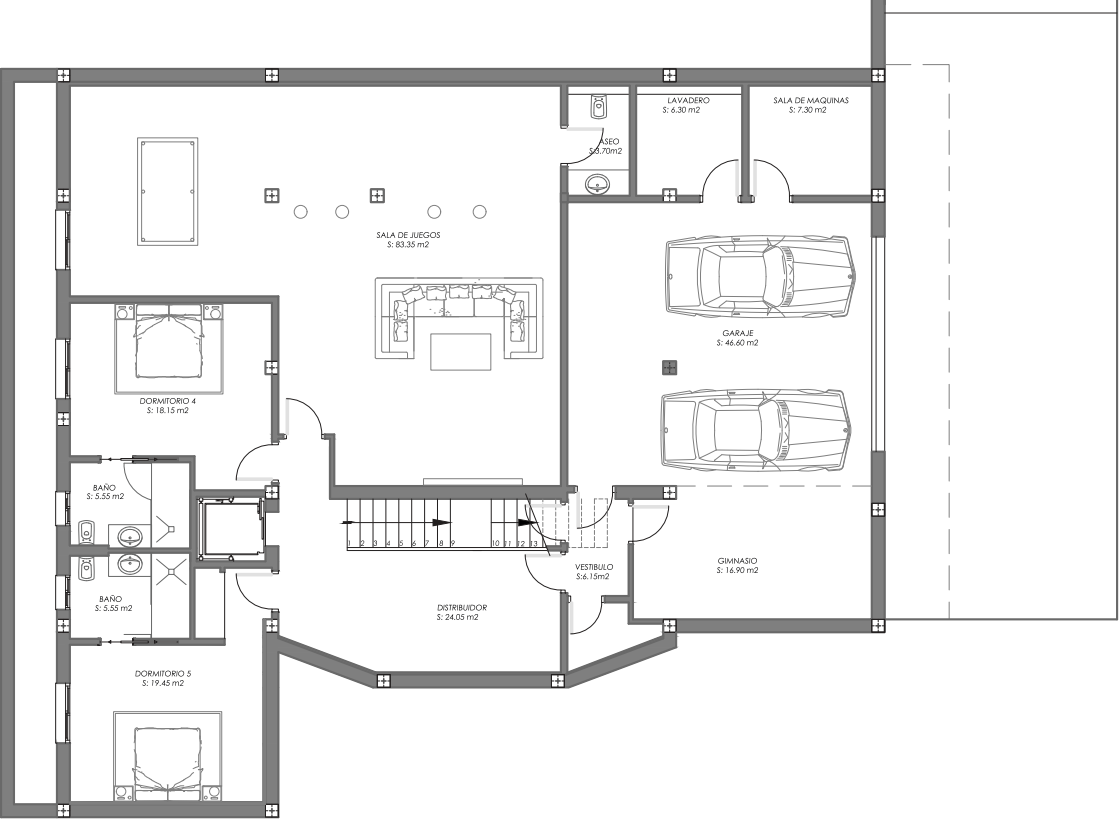
GROUND LEVEL



FIRST LEVEL



BASEMENT LEVEL



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QUALITY SPECIFICATIONS

INDOOR FLOORING

- Ground floor, stairs to basement, landing all ceramic tile.
- Bedrooms-All oak wood.
- En-suite bathrooms-ceramic tile.
- Cinema Room-Black carpet.
- Gym-Rubber matting.
- Stairs to first floor-suspended wooden stairs with led lighting underneath and glass railings.

OUTDOOR FLOORING

- Saloni supplied Porcelain tiling.

CARPENTRY

- Schuco d/g aluminium windows and all doors custom made by Roman Clavero.

BATHROOMS & TOILETS

- High end fittings supplied by Spacio Marbella

KITCHEN AND LAUNDRY

- Mostly Miele laundry Siemens as is American fridge in kitchen.
- Kitchen supplied by Jose Castro Cocinas Algeciras.

AIR CONDITIONING & HEATING

- Water underfloor heating via heat exchanger and 2 gas Vailant boilers A/c Daikin units.

ELECTRICITY, LICHTING, SOUND & HOME AUTOMATION

- Sonos system and all automation by Illusion.
- Security system by Target security with full coverage by outside cameras.

OUTSIDE AREAS

- Automatic irrigation system.
- Salt water added pool.
- Pool not heated (optional extra from €8.000+).

OTHER FEATURES

- Bar.
- Cinema room.
- Udesign interiors.



