



## Villa for sale in Marbella

5,500,000 €

Reference: R4965370 Bedrooms: 5 Bathrooms: 4 Plot Size: 768m<sup>2</sup> Build Size: 465m<sup>2</sup> Terrace: 150m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This incredible sleek and streamlined new built villa in Nueva Andalucia owns its rightful place in this prime location just a few minutes walk away from the glitz of Puerto Banus and the glorious stretches of stunning beaches along this part of the coast.

Rising above its peers in modern elegance, this property will stand on an extensive plot of 800m2 and will encompass 465m2 of sublime living space.

Behind the striking facade the interiors open up to reveal a ground floor that is open and expansive. The very essence of this residence is that each corner of the property complement the next, all in perfect harmony.

The ground floor features an impressive open concept kitchen, polished in its decor - a succinct combination of soft wood, sandy tones and cream-veined marble. The island unit takes centre stage with surround seating, offering the perfect vantage point from which to enjoy fabulous garden views.

With the dining area alongside the kitchen and adjacent to the living room, each section of this impressive space is utilised to its maximum and enjoys direct access through immense sliding terrace doors leading out onto a vast terrace overlooking the infinity style swimming pool. Inviting and graceful in its design, the pool is surrounded by both clean cut terracing juxtaposed with natural wood decking. The impression given is that of sustainability and a natural ease of merging with nature.

Four captivating bedrooms feature on this ground level, each one a private haven for residents offering copious amounts of storage and wardrobe space ensuring a smooth and uncluttered appearance. The three bathrooms are all modern and refined, with walk in showers and stylish sink units, illuminated by both natural and recessed lighting.

The upper floor reveals the master bedroom, lavish with its luxuriously styled ensuite bathroom. This private sanctuary offers a secluded corner in which tranquility reigns supreme and rejuvenation is paramount. A private terrace directly accessible from the suite opens out to reveal panoramic sea views and a perfect spot to watch the sun go down.

Also found on this level is a breathtaking solarium languishing under the azure skies. This rooftop paradise opens to sea views that are seemingly limitless.

This property is astutely designed to offer a privileged lifestyle, all wrapped up with first class luxuries that include a custom designed heated wine showcase, a cinema room, a playroom, an elevator, solar panels, underfloor heating throughout the property and a gym. The property also offers parking for two vehicles.

With its prime location just minutes away from the glamour of Puerto Banus and Marbella, a wide choice of first class restaurants and beach clubs, along with some of the most highly regarded golf courses in the area, this is undoubtedly a residence that is designed to impress.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Domotics  
Solarium  
Games Room

### Views

Sea  
Panoramic  
Garden  
Pool

### Pool

Private

### Security

Alarm System  
Electric Blinds

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town

### Furniture

Optional

### Parking

Private  
More Than One

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent  
New Construction

### Garden

Private

### Category

Luxury