



## Отличная вилла для продажи в Nueva Andalucía, Марбелья Вест

4 495 000 €

Ссылка: R5115577   спальни: 3   ванная комната: 4   Размер участка: 220m<sup>2</sup>   Размер сборки: 665m<sup>2</sup>





## Коста дель Соль, Нуэва Андалусия

We are proud to present an exceptional contemporary villa located in the heart of Nueva Andalucía, within an exclusive gated community renowned for having one of the most advanced security systems in the area, ensuring a truly private and secure living environment. This architectural masterpiece captivates with its bold geometric design and a refined palette of natural materials in calming neutral tones. Currently configured with three spacious bedrooms, all with en-suite bathrooms, the property also offers the possibility to create a fourth bedroom, making it a flexible home that can easily adapt to your needs. Crafted to blend indoor and outdoor living, the villa offers a spacious covered terrace, perfect for dining and relaxing with family and friends. The custom-designed rooftop solarium with its private plunge pool showcases sweeping panoramic views over the Golf Valley and the iconic La Concha mountain. Spread across four luxurious levels, the villa is connected by a private elevator, providing seamless access throughout. The sleek, Siematic kitchen is fully equipped with top-of-the-line appliances, and the property features underfloor heating throughout, ensuring comfort and efficiency in every season. This home is equipped with a Lutron smart home system, offering intuitive control over lighting, blinds, and ambiance. For fitness enthusiasts, a private gym featuring premium Eleiko equipment delivers a professional training experience in the comfort of your own home. Bang & Olufsen speakers and TVs are fully integrated into the living areas, offering a high-end audio-visual experience with timeless design appeal. A private garage provides space for 2-3 cars, and the villa is just a short walk from all essential amenities, including restaurants, shops, and sports facilities—making day-to-day living effortless and enjoyable. As an added bonus, the villa is sold fully furnished, with interiors thoughtfully designed by Ambiance, creating a welcoming, stylish, and move-in-ready space. This is a rare opportunity to own a truly turn-key luxury residence in one of Marbella's most sought-after and secure neighborhoods. (It is also worth noting that existing power lines in the area are scheduled to be removed, further enhancing the surrounding aesthetics and views.)



## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Рядом с транспортом  
Частная терраса  
Ванная комната  
Двойное остекление  
Приспособленные шкафы  
Солярий  
Спортзал  
Барбекю  
Подвал

### Ориентация

Юг  
Юго-Восток

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер  
Камин  
U/F отопление  
U/f/h ванные комнаты

### Виды

Море  
Гора  
Сад  
Бассейн

### Параметр

Рядом с гольфом  
Рядом с портом  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с школами  
Рядом с Мариной

### Состояние

Отличный

### Бассейн

Коммунальный  
Частный

### Мебель

Полностью меблирован

### Кухня

Полностью оснащен  
Кухонный завод

### Сад

Коммунальный  
Частный

### Безопасность

Закрытый комплекс  
24 -часовая безопасность

### Стоянка

Гараж  
Более одного

### Коммунальные услуги

Электричество  
Питьевая вода

### Категория

Праздничные дома  
Гольф  
Роскошь  
Перепродажа  
Современный