

## 5 bedroom Villa for sale in Marbella, Málaga

2,275,000€



NUEVA ANDALUCIA. MARBELLA- NEW Detached modern Villa





FREE NOTARY AND LEGAL FEES WHEN YOU PURCHASE THIS WONDERFUL VILLA WITH MARBANUS ESTATES.

Conveniently located within walking distance of the famous Puerto Banús and all amenities, This beautiful Villa redefines luxury living in one of the most sought-after locations on the Costa del Sol. Don't miss the opportunity to experience unparalleled elegance and sophistication; make this villa your new home today.

Welcome to a masterpiece villa of contemporary living in the prestigious area of Nueva Andalucía in Marbella, Spain, This ultra-modern 5-bedroom, 7-bathroom villa spans 368 square meters on a generous 450-square-meter plot, seamlessly integrating open-plan living spaces, a swimming pool, and a barbecue area.

The villa stands out for its quality, featuring new sewage systems, underfloor heating, sound-insulated walls, and high-quality windows. Internally, the minimalist touch of a renowned Spanish interior designer enhances the modern aesthetic, with 5 bedrooms, glass balconies, and a cinema room. Technological sophistication is evident with advanced home automation systems controlling everything from the video intercom to air conditioning, underfloor heating, hot water, garden irrigation, and lighting. The Villa features instant hot water, a photovoltaic solar panel system with 22 panels, and an electric car charger.

Outdoor amenities include a low-maintenance garden with exotic plants, a modern swimming pool with green tiles and a waterfall, and an immense barbecue area with multiple grills. The property is secured with street lighting, security cameras, and an exterior alarm system.

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|--|---|--|
|  5 bedrooms                  |  7 bathrooms |  368m <sup>2</sup> Build size |
|  450m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Close To Golf   | <input checked="" type="checkbox"/> Close To Port  |
| <input checked="" type="checkbox"/> Close To Shops   | <input checked="" type="checkbox"/> Close To Sea  | <input checked="" type="checkbox"/> Close To Town  |
| <input checked="" type="checkbox"/> Close To Schools   | <input checked="" type="checkbox"/> Close To Marina   | <input checked="" type="checkbox"/> South  |
| <input checked="" type="checkbox"/> Excellent  | <input checked="" type="checkbox"/> New Construction  | <input checked="" type="checkbox"/> Private Pool   |
| <input checked="" type="checkbox"/> Air Conditioning   | <input checked="" type="checkbox"/> Hot A/C   | <input checked="" type="checkbox"/> Cold A/C   |
| <input checked="" type="checkbox"/> Underfloor Heating   | <input checked="" type="checkbox"/> Underfloor Heating in Bathrooms                             | <input checked="" type="checkbox"/> Garden   |
| <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Urban   | <input checked="" type="checkbox"/> Covered Terrace  |



Property marketed by MarBanús SL

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