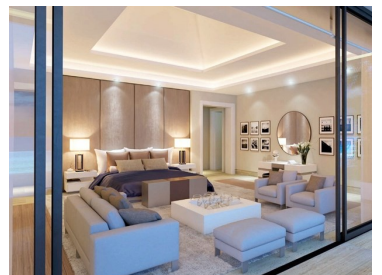




## Marbella - Villa



5	6	1050	2024			<b>6 900 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

Unique contemporary villa project under construction on a well located corner plot in Nagüeles, known as Southern Sierra Blanca area. This residential site offers quality of life whilst being very close to Marbella center, having also a relatively direct access to the motorway that takes you very fast to Málaga airport. The plot enjoys both excellent sea views from its elevated position towards the street as well as mountain views to its back. The fully automated villa has been designed to provide comfort and quality of life in each of its rooms. A careful selection of materials and installations make it a coveted master piece catering for the most demanding requirements. On ground floor the modern open flowing spaces integrate a lounge with fireplace, dining area and adjacent large kitchen fitted with first quality appliances and with informal diner. The sumptuously tall ceilings frame panoramic windows out to the terrace and garden with swimming pool. The sliding terrace doors will be motorized to allow easy opening. On upper floor the bedroom quarters feature large and bright spaces achieved by the panoramic windows some of which will also be fitted with outer blinds to

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



ensure darkness and shelter On the spacious roof terrace with gorgeous 360° views to the sea and the mountain there is a fantastic chill out space decorated with a sheet of water. In the basement/garage area there is a further water feature displaying the pool water like a window sparkling up the black shiny walls of the elegant parking area, that will include a special lighting system all along it. Several multi-purpose rooms including staff quarters are available at this level. All the floors can be accessed by a lift. • Lift (Thyssen for 4 persons/ interior design fully personalized with mirrors) • Underfloor heating throughout with independent controls, even in the basement level (including cinema and fitness rooms) • Hot/cold air conditioning system (Daikin installations / extra thin di-users) • Extra large size (1,2 x 1,2 m) ceramic floor tiles by the Italian company "Atlas Concord" on the ground floor • First quality parquet flooring in upper bedroom area • Intelligent home system throughout with touch screens in each room • Internet / wi-fi throughout living areas. • LED integrated lighting system all around the house, including the garden • LED lighting in the swimming pool in di-erent colours • Large window from the swimming pool to the garage area • Double bullet proof high quality aluminum doors • Remote controlled access to the house • Fully fitted kitchen and utilities room by Bulthaup. The kitchen will be fully furnished and equipped with Gaggenau appliances. • Fully fitted wardrobes and walk-in dressing areas • Axor and Hans Grohe faucets in all the bathrooms • Villeroy and Boch bathtub in the main bathroom • Personalized bathroom furniture by the Italian company "Inbani" • Extra-large illuminated mirrors in each bathroom • The bathrooms design includes micro- cement and extra large pieces of natural stones • High ceilings ( 2,9 m on ground and upper floors, exceptional 7 m at entrance hall, 4 m in master bedroom and 2,4 m in the basement) • Motorized sliding terrace doors on ground floor by "Schüco", with extra thin profile AS 77 PD • Outdoor 20 x 6 pool with gradual depth and fluorescent tiles by "Eizarri" • Fully installed alarm system by Prosegur including indoor sensors and 5 outdoor cameras. • Amazing façade finish with aluminum by "Stac Bond" in sand/ champagne colour • Complete landscape design by Beatrice Perlac • Fully furnished house by Originals (inside and outside) • Pre-installation for: • Sonos audio system • Sauna, steam room and shower room • Cinema room • Solar panels • Heated pool • Swimming pool cover SUMMARY - Detached Villa, Nagüeles, Costa del Sol. 5 Bedrooms, 6 Bathrooms, Built 1050 m², Terrace 674 m², Garden/Plot 2024 m². Setting : Town, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : South, South West, West. Condition : Excellent, New Construction. Pool : Private, Indoor, Heated. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace, U/F Heating, U/F/H Bathrooms. Views : Sea, Mountain, Country, Panoramic, Garden, Pool, Courtyard. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, ADSL / WIFI, Gym, Sauna, Games Room, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Jacuzzi, Barbeque, Double Glazing, Domotics, Near Mosque, Staff Accommodation. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private, Landscaped, Easy Maintenance. Security : Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security, Safe. Parking : Garage, More Than One, Private. Utilities : Electricity, Drinkable Water, Telephone, Gas. Category : Luxury, Resale, Contemporary.



## Property Features

- Heating
- Fireplace
- Garden
- Garage
- Security alarm
- Air conditioning
- Pool
- Terrace
- Furnished