



## STUNNING 4 BED CONTEMPORARY VILLA IN THE GOLF VALLEY

📍 MARBELLA WEST

REF# IE22545 2.550.000 €

BEDS	BATHS	BUILT	PLOT
4	5	463 m <sup>2</sup>	998 m <sup>2</sup>

Located in the exclusive residential enclave of Nueva Andalucía with the sheltering La Concha mountain as a backdrop, this charming villa offers cool contemporary living with classic Andalusian touches in the architecture and the inviting interior. Situated in the heart of the golf valley in the intimate gated community, the villa is located at the rear of the urbanisation providing maximum privacy. With some 40 properties, this complex offers tranquil living close to a wide range of leisure facilities and amenities.

Sitting on a manageable sized plot of 998m<sup>2</sup>, this beautiful home has been completely refurbished to the highest of standards of understated contemporary luxury with the expert eye of an interior designer. Accessed through a characterful carved wooden front door, the villa is immediately inviting and impresses with its height, light and spaciousness.

The villa provides a generous 463 m<sup>2</sup> of attractive living space, with an open-plan design that manages to be stylish while retaining a homely charm. Featuring quality furnishings in calm neutrals with hints of black,

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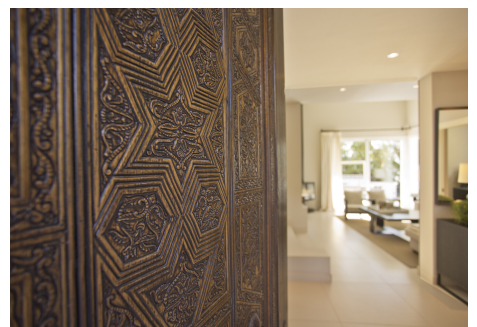
the decor is Scandinavian in influence. The open-plan living, dining and kitchen area benefit from the soaring double-height ceilings, which flood the home with natural light. A cool, contemporary log-burning fire creates a warm focus in the room which is harmoniously distributed with stylish lounge and dining area, and a fully-fitted kitchen equipped with the latest appliances. Also on the ground floor is one of the four bedrooms, currently used as a home office.

The living space is extended with both open and covered terraces – stretching over a total of 195 m2 – providing an outdoor lounge and dining area, neat outdoor kitchen, bar, pizza oven and barbecue area, and spacious sun lounge, all overlooking the large, pristine swimming pool.

The upper floor is designed with a glass-fronted balcony overlooking the living area, creating a gallery effect leading on to the remaining 3 sumptuous bedroom suites. Designed with quality furnishings, the bedrooms are chic and inviting, and all have on-trend bathrooms en-suite. The Master bedroom includes a freestanding bathtub. There is also an elegant walk-in wardrobe and a small, private terrace which overlooks the rooftops and surrounding hillside. The villa, which is south-west facing, also provides a small roof-top terrace.

Meanwhile, on the lower floor of the villa you will find a stylish glass-fronted bodega area and storage rooms. The property also has a private garage with parking space for 3 cars. The select urbanization provides 24 hour security.

This attractive property enjoys a privileged location in the Golf Valley of Nueva Andalucía, close to Los Naranjos Golf club. Nueva Andalucía is one of the most exclusive residential enclaves in Marbella, offering a wide range of golf clubs, sports facilities, shops, restaurants and bars. Just a 5 minute drive to world famous Puerto Banús, which offers luxury yachting, designer shopping, international gastronomy and nightlife, this property is ideal for year round living, or as a stylish holiday home with excellent rental potential.



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