

# VILLA IN NUEVA ANDALUCIA

MARBELLA

**10.000.000 €**



**Ref**  
269757

**Beds**  
11

**Bathrooms**  
6

**Built m<sup>2</sup>**  
1.043

**Plot m<sup>2</sup>**  
2.089

IBI 6.580 €/year      Garbage 278 €/year

# MAGNIFICENT UNIQUE MODERN CHIC LUXURY VILLA, NUEVA ANDALUCÍA, MARBELLA

This high-end property is waiting for a very special owner who knows the true meaning of the word 'luxury'!

The chic state-of-the-art home for progressive and stylish people with artistic sensibilities is significantly ahead of the majority of even the best new properties on the market. Impressive attention to detail and architectural thought has been put into this stunning property that enjoys serene views to the picturesque surroundings, with majestic mountain and legendary La Concha standing proudly as a background.

Set on a plot of 2.089 m<sup>2</sup>, the contemporary mansion of 1.043 m<sup>2</sup> has been created using cutting-edge technology and luxury materials. The most exclusive brands provide the high standard that you are looking for and deserve, and the architectural composition, art and design, elegant touches, modern glam and timeless beauty will surely sweep your guests off their feet. Transparent balustrades, glass walls and panoramic doors help creating a striking and stylish look. The fresh, eye-pleasing palette is based on noble white and neutrals that let light diffuse throughout the rooms.

Magnificent villa features 11 serene bedrooms and 6 superb bathrooms with luxury oval freestanding bath, thermostatic showers, 'his' and 'her' sinks and vanities to suit any super modern home. An open plan living room unites a lounge, a fireplace salon perfect for movie nights, reading hours or afternoon siestas, formal and informal dining areas, a bar and a top-range, customized fully-fitted sleek kitchen with premium appliances. Exquisite living, dining and entertaining areas are connected with covered and sunny terraces of 500 m<sup>2</sup>, beautiful landscaped gardens, outdoor lounges, solarium, chill-out and al fresco dining areas that invite to relax, enjoy yoga, sensational Mediterranean sunsets, a glass of wine or an iconic cup of coffee. Worth mentioning an imposing infinity-pool with cascade and water features, and a state-of-art gym in a basement with window to the pool, very much "James Bond - style".

Only the best can be expected. Eco-friendly and energy-efficient property comes in excellent condition, with Home automation system, underfloor heating, air-conditioning, lift, double glazing, fitted wardrobes, dressing room in wood with underlighting and mirror wall, separate guest toilet, sophisticated lighting with energy saving technology, Jacuzzi, sauna, 4-car garage and 4 parking places outside, etc.

Ideal to enjoy the world-famous Mediterranean way of life, the very exclusive property has a superb address in the well-known gated boutique complex La Pera, next to Centro Plaza (a few metres), within a five minutes' walk to the beach and the playground of "Rich & Famous" Puerto Banús. There's something for everyone in Nueva Andalucía – the latest fashion trends in boutiques for shopaholics, selection of golf courses for golf-lovers, casino for gamblers, gyms for fitness-addicts, trendy Beach clubs for sun-worshippers...









