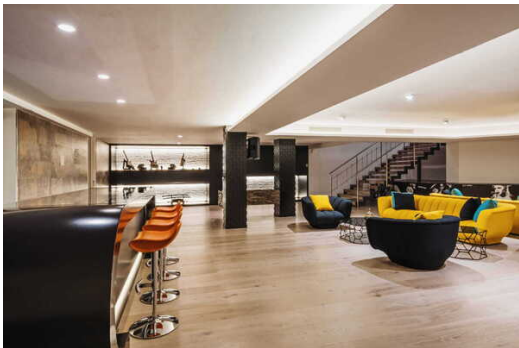


BREATH-TAKING ICONIC MODERN HOUSE ON HUGE PLOT Nueva Andaluc

Spain, Marbella, Nueva Andalucia

Villa - REF: TGS-A3136



Nº Bedrooms: 8	Nº Bathrooms: 11	Parking	M² built: 2400 m²	M² plot: 7447 m²	Wifi	Private pool	Jacuzzi
Sauna	Private SPA	Beach Front	Garden View	Mountain view	Communal lift	Private lift	Air conditioning
BBQ	Dishwasher	TV	Washing machine	Store Room	Gym/Fitness	Cinema/tv room	
Activities in resort							
Golf	Hiking	Mountain-Biking	Riding	Sailing	Surfing		

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A masterpiece of art and architecture, the gorgeous Villa is offered for sale in Nueva Andalucia, one of the most sought-after parts of Marbella. Surrounded by superb golf courses of the Golf Valley (within walking distance to Los Naranjos Club) and similar luxury properties of the prestigious residential area, it is set within a secure and gated community with 24-h security service, close to a wealth of amenities. A famous local commercial centre that boasts fine restaurants, trendy bars, a gym, a supermarket, banks and other professional services is about 5 minutes away, and international schools and reputable sports facilities are also nearby. Your new home will be just a few minutes away from the legendary Puerto Banus with its buzzing nightlife, glamorous events, and beaches, including the Blue Flag-awarded, super yachts, designer boutiques, chic beach clubs, classy venues, Casino, etc. Malaga and Gibraltar international airports are less than an hour away.

Nestled on a lushly landscaped and massive plot of 7.447 m², the super stunning modern mansion of 2.400 m² will interest you and impress you. Representing the current trends towards sleek, contemporary

design, this ravishing grand villa stands out due to its highest standards of construction, the best materials and impeccable interiors. It features an imposing welcoming hall, spacious living and dining areas, a sleek, fully fitted kitchen with top-of-the-line equipment and a massive island /bar, 8 serene bedrooms, 11 bathrooms and a guest toilet, a home office with separate entrances, a roof solarium, a basement, an oversized private garage as well as additional storage space.

The glass doors and floor-to-ceiling, wall-to-wall glazing invite genuinely magnificent views of the outdoors. With epic panoramic views from its roof terrace across the Mediterranean Sea to the Rock of Gibraltar and North Africa and picture-perfect sea and mountain views from every room, you will enjoy some of the most spectacular scenery on the coast. Admiring the delightful views of the Mediterranean, the opulent Master suite on the upper floor has seating areas, spacious walk-in wardrobes and a luxurious bathroom with a freestanding bathtub, providing standards seen in the finest boutique hotels.

You can find everything that you need for the glorious indoor/outdoor Mediterranean lifestyle, including a generously sized swimming pool with a trendy poolside deck, a large plunge pool with an aquarium-style glass bottom that can be viewed from the cinema room, SPA, a sauna, Turkish bath, fully equipped gym, entertainment centre with a bar with all the requisite accessories, etc. A state-of-the-art media/cinema room creates a real cinematic experience. The terrace area of 1.500 m² with a magnificent porch, chill-out and bar areas invite you to host a fantastic party, have cosy family dinners al fresco or have unforgettable barbecues with friends. The tremendous Mediterranean garden with a fishpond, water features and Zen- area with the relaxing sounds of the waterfall is a natural oasis, harmoniously integrating nature into the house design. Of course, it has an automatic irrigation system and beautiful outdoor lighting. You will also have your own full-size tennis/paddle court, which is a great way to get in shape and have fun (and increase your property value).

Built to the latest construction standards, this property is an eco-friendly, energy-efficient high-end home with smart technology, solar panels, innovative insulation and building materials, an abundance of glass and exquisite finishes. It comes for sale in excellent condition and with the latest home technologies complimenting the residence's striking architecture, interior and landscape design. An environmentally friendly, ethanol-fuelled fireplace, smart Jacuzzi with jets and LED lights, stylish stone and accent walls, top quality air-conditioning, music and alarm systems, noble wood and marble flooring, double height ceilings, plenty of mirrors, fitted wardrobes, sophisticated lighting design, every detail adds exclusivity to this extraordinary property!

From chic interior to enchanting exterior, from flexible layouts to innovative home technologies, the architects and designers have created an outstanding and highly attractive modern residence that meets the highest demands and ideally suits its exclusive location.

Taxes and fees

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.





