



House in Nueva Andalucía

Bedrooms	5	Bathrooms	5	Built	332m2	Plot	888m2
R5451865		House		Nueva Andalucía		4.690.000€	

Welcome to this villa, an exceptional newly completed luxury residence located in the prestigious community of La Cerquilla, Nueva Andalucía, one of Marbella's most exclusive residential areas. Built by the renowned construction company Red Point and beautifully designed and furnished by Grace & Soul, this outstanding villa combines contemporary architecture, exceptional construction quality, privacy and state-of-the-art technology. Surrounded by more than 4,000 m² of protected parkland with mature trees and located just moments from Los Naranjos Golf Club, this villa enjoys an extraordinary level of privacy with 270-degree open views of nature while being only minutes from Puerto Banús, international schools, restaurants and Marbella's finest golf courses. Property Highlights: • Plot: Approx. 888 m² • Total built area (including terraces): 761.24 m² • 4 spacious en-suite bedrooms (possibility of a 5th bedroom) • 5 luxury bathrooms • Elevator serving all 4 floors • Infinity pool with beach entrance, waterfall and saline system • Over 100 m² rooftop solarium • Underfloor heating throughout • Intelligent AIRZONE climate control system • High-end Miele kitchen • Multiroom audio system controlled via smartphone • Two-car parking with electric vehicle charging station

Ground Floor The entrance opens into an impressive open-plan living space featuring a bright lounge, elegant dining area and a designer kitchen equipped with premium Miele appliances. This level also offers a fully equipped gym, which can easily be converted into a fifth en-suite bedroom. Large sliding

glass doors connect the interior with generous terraces, an outdoor lounge, BBQ kitchen and dining area overlooking the spectacular infinity pool. First Floor Two luxurious bedroom suites each with private bathrooms and direct access to spacious terraces offering complete privacy and beautiful natural surroundings. Semi-Basement Unlike a traditional basement, this level enjoys abundant natural daylight throughout the day which include: • Large entertainment and TV lounge • Two additional en-suite bedrooms • Walk-in wardrobe • Direct access to spacious terraces overlooking mature trees and a natural stream The sound of flowing water and the surrounding greenery create an exceptionally peaceful atmosphere rarely found so close to Marbella. Rooftop Solarium The spectacular rooftop terrace of more than 100 m² offers complete privacy and panoramic views over the surrounding natural landscape and are perfect for: • Sunbathing • Outdoor lounge • Private celebrations • Sunset cocktails • Entertaining guests Accessible directly by elevator from every floor. Construction Quality & Technology developed with an uncompromising focus on quality, durability and sustainability including features like: • Superior structural construction • Premium porcelain flooring and wall finishes • Extensive retaining walls and professional landscaping • Fully insulated machine room • Intelligent AIRZONE climate control with up to 32 independent zones • Aerothermal heating and cooling system • Underfloor heating throughout • Electric curtain pre-installation • High-speed digital video intercom (ABB Welcome) • Automatic irrigation system Security & Privacy designed for complete peace of mind, the villa offers: • Prestigious gated community with security service • Exceptional privacy on three sides • Security entrance door • Security glazing • Pre-installation for advanced alarm system • Smart video intercom with smartphone control • Secure technical installations Lifestyle The villa offers a unique lifestyle where luxury meets nature. Whether relaxing beside the illuminated infinity pool, enjoying the rooftop terrace, entertaining in the outdoor BBQ area or simply listening to the nearby stream, every detail has been designed to create a ?private ?sanctuary ?in ?one ?of Marbella's most ?prestigious ?locations. A truly exceptional home for ?buyers seeking ?outstanding construction ?quality, ?contemporary design and complete ?privacy ?in ?the ?heart ?of ?Nueva ?Andalucía.

Access for people with reduced mobility

Covered Terrace

Games Room

Lift

Utility Room

Access for people with reduced mobility

Ensuite Bathroom

Guest Apartment

Private Terrace

WiFi

Barbeque

Fitted Wardrobes

Gym

Storage Room