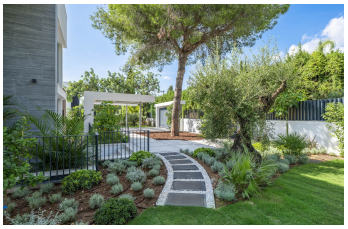
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House in Nagüeles

Bedrooms	**6**	Bathrooms	**7**	Built	**570m2**	Plot	**1050m2**

R5499220 **House** **Nagüeles** **4.950.000€**

BRAND-NEW LUXURY VILLA IN MARBELLA'S GOLDEN MILE Located in the prestigious Rocío de Nagüeles, one of Marbella's most attractive and sought-after residential areas, this brand-new luxury villa offers an exceptional combination of contemporary design, privacy, comfort and an enviable location. Set in an elevated south-facing position, the property enjoys beautiful sea and mountain views and abundant natural sunlight throughout the day. It is conveniently located within walking distance of Marbella's town centre, the promenade and a private British international school, while the glamorous Puerto Banús is just a five-minute drive away. SOPHISTICATED LIVING & ENTERTAINMENT The main level features a spacious open living area thoughtfully divided into elegant sitting and dining spaces, complemented by a fully equipped, stylish open-plan kitchen. This level also includes a bedroom with en-suite bathroom and a guest toilet. Large windows connect the interiors with the beautifully landscaped outdoor spaces, creating a seamless indoor-outdoor living experience. The exterior features a private swimming pool, barbecue area and outdoor kitchen, perfect for entertaining and enjoying Marbella's Mediterranean lifestyle. The upper level is dedicated to comfort and privacy, featuring the impressive master bedroom with en-suite bathroom and direct access to a private terrace with partial sea views. Two additional bedrooms, both with en-suite bathrooms, also enjoy direct terrace access. PRIVATE WELLNESS & ENTERTAINMENT LEVEL The lower level offers an extensive range of

lifestyle amenities, including a Finnish sauna, private gym, two spacious bedrooms, storage room, card room, air-conditioned wine cellar, guest toilet, TV lounge and a bespoke bar. The villa is furnished with carefully selected pieces and carpets from renowned Italian brands, including Bonaldo, Ditre, Talenti, Calligaris and Catalan. PREMIUM FEATURES The property benefits from an extensive range of high-end features, including: Underfloor heating throughout Air conditioning Ceiling cooling system Home automation Advanced alarm system Sophisticated architectural lighting and ceiling design Double-glazed windows Wooden flooring in the bedrooms Fitted wardrobes Automatic irrigation system BBQ and outdoor kitchen Private parking for up to three cars MEDITERRANEAN SETTING Set on a generous 1,050 m² plot, the villa offers approximately 570 m² of built space across three levels. The carefully designed architecture combines functionality with exceptional-quality materials, large windows and abundant natural light, creating a strong connection between the interiors and surrounding landscape. Mature pine trees and the Mediterranean gardens enhance the sense of privacy and create a peaceful, sophisticated atmosphere characteristic of Marbella's Golden Mile. PRIME GOLDEN MILE LOCATION The villa is ideally positioned just minutes from Marbella’s Golden Mile, the Old Town and Puerto Banús, while remaining within walking distance of a British international school and just a short drive from Swans International School. All essential amenities and lifestyle attractions are close at hand, including beautiful beaches and beach clubs, luxury hotels, renowned restaurants and ?bars, ?golf ?courses, ?tennis ?clubs and Marbella’s ?vibrant ?nightlife. An exceptional turnkey residence combining ?luxury, technology, ?wellness and ?Mediterranean ?living in one of ?Marbella’s ?most ?desirable ?locations. + ?FURNITURE ?PACK ?€250.000

Bar	Bar	Barbeque
Basement	Covered Terrace	Domotics
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Gym	Near Transport	Sauna
Storage Room	Utility Room	Wood Flooring