ALL IN real estates








House in Nueva Andalucía

Bedrooms	Bathrooms	Built	Plot
5	**6**	**648m2**	**1581m2**

R4585603	**House**	**Nueva Andalucía**	**5.995.000€**

A beautiful and truly elegant, superbly designed villa in Marbella. Available now providing a key-ready home for those who wish to be close to all amenities. BESPOKE VILLA REFORM IN THE GOLF VALLEY WITH EXQUISITE DETAIL AND SUPERB QUALITIES. In the privileged location of Marbella's Golf Valley we present this remarkable family home, currently being reformed and updated to bring it to the pinnacle of luxury. This authentic Andalusian villa in las Brisas sits on a beautiful and elevated plot of around 1600m2, and benefits from great privacy and stunning views to Marbella's iconic la Concha mountain. With the original courtyard of this property still in place, the new reform has maximised all of the features and levels found in its original design, creating a wonderfully comfortable home which flows seamlessly within its 3 levels and various wings. A generous driveway leads from the road outside and allows for cars to access the secure garage with space for 2 cars. From here the quality and consideration that has gone into this fabulous luxury Marbella home is evident, with the floors seemlessly flowing from here into the villa and to the exterior terraces by use of exquisite 120cm x 120cm Italian ceramic tiles. The main living area of the villa is accessed via an impressive and high front door leading from steps into the home, and giving immediate and highly pleasing views to the courtyard and the pool and chiringuito beyond, with emblematic olive trees placed here within the original Cortijo area. Floor to ceiling windows and patio doors allow for a luminescence to infiltrate the lovely

hallway, staircase and beautiful salon living area, where Italian carpentry presents floor-to-ceiling bookshelves and cabinets, with lovely decoration to enjoy whilst entertaining and relaxing in this super space. The kitchen is hand-made to emphasise the space and opportunity that this villa presents. With the food preparation areas at the entrance overlooking the large dining area, this is the perfect design because of the immense window that frames the view to las Brisas Golf and magnificently to la Concha. Adjacent to this area is an internal staircase which has been cleverly incorporated in order that the lower level is truly integrated within the rest of the home. An indoor garden feature set in this staircase gives a real feeling of nature that encourages the visitor to go downstairs where we find a gorgeous lounge area which can be used as a further salon, or an office. From here a doorway leads into the games room, complete with bar, pool table, large wine cellar and huge panoramic television screen. There are 5 bedrooms within this home and each has its own ensuite bathroom. The master suite is especially impressive. Here we find a floor laid with wooden oak flooring giving great comfort underfoot and leading through the bedroom into the ample dressing room and into the bathroom. As well as the double wash basins, toilet and bath tub, this bathroom has an exceptional addition of an outdoor shower, a real treat for those enjoying the alfresco lifestyle. The lower level also has a Spa installation giving sauna, Yoga studio and gymnasium. The incredible pool area has been optimised as a space that can be used all year around, with beautiful tiled finishing and surrounded by tropical flowering plants. Here we find a fully equipped outdoor kitchen with chiringuito and large dining table. With a large jacuzzi set into the terrace area, the detail and thought that has gone into how this area can provide luxury and enjoyment is clear This Marbella villa is integrated throughout with underfloor heating powered with a Daikin aerotermia system, with the exception of the bathrooms which have an electric system in place. As you would ?expect ?a ?domestic ?system ?is in place ?throughout ?taking care of an easy-to-use ?system of ?keeping the ?villa ?warm or cool, light ?or ?dark, ?and ?even ?open ?or ?closed.

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Games Room	Guest Apartment	Gym
Jacuzzi	Near Transport	Private Terrace
Sauna	Solarium	Staff Accommodation
Storage Room	Utility Room	