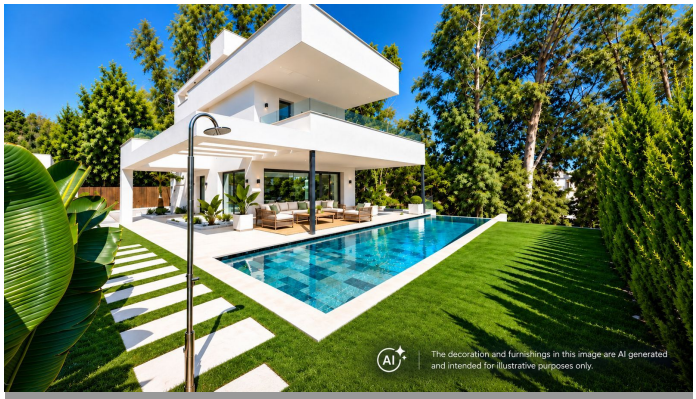
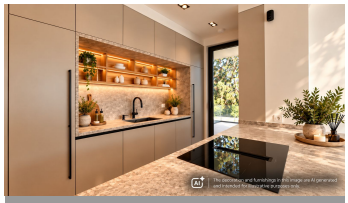
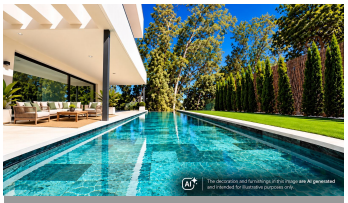
ALL IN real estates













House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**5**	Built	**492m2**	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): 784 m² • 4 spacious en-suite bedrooms (possibility of a 5th bedroom, at the moment planned as Gym) • 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	Access for people with reduced mobility	Barbeque
Covered Terrace	Ensuite Bathroom	Fitted Wardrobes
Games Room	Guest Apartment	Gym
Lift	Private Terrace	Storage Room
Utility Room	WiFi	