

LOS OLIVOS 5



MODERN LUXURY POISED WITHIN GOLF VALLEY

Modern luxury villa within the secure gated community of Los Olivos, Nueva Andalucia. This seven bedroom home resides in Marbella's famous Golf Valley with the spectacular backdrop of Marbella's iconic La Concha mountain.

A modern yet luxurious family home just moments from the coast's most prestigious schools, golf courses and five star amenities. Newly built to the highest standards with fluid, open plan living areas and features exquisite finishes throughout.



EXCEPTIONAL BUILD QUALITY AND DESIGN

Modern architecture meets the warmth of natural materials at Los Olivos 5. The contemporary style architecture is balanced with the use of natural stone and swathes of marble, used both inside and continued onto terraces and outside spaces. The property is newly built to the highest of standards and specifications.

Los Olivos 5 pays special attention to the Andalusian climate, with plenty of outside seating areas carefully shaded by the overflowing architectural features, perfect for relaxing. The ideal south-westerly position gives the property plenty of light and bathes the outside swimming pool in sun.

Beds: 7 | **Baths:** 6 | **Plot:** 1.379 m² | **Built:** 512 m² | **Terraces & Porches:** 262 m² | **Pool:** 12m x 5m | **Garage:** 3 cars | **Orientation:** SW



GOLF AND SEA VIEWS SURROUNDED BY SERENITY

Enjoy all that Marbella has to offer from the comfort of your home; the exclusive Los Olivos community resides in Nueva Andalucía with views of golf course greens and down to the glittering waters of the Mediterranean Sea. From an elevated position, enjoy views across the gentle inclines of the golf valley and onto the spectacular backdrop of the Sierra Blanca mountains.



The gated community of 18 villas overlooks the famous Golf Valley, where you will find three of Marbella's most famous golf courses; Las Brisas, Los Naranjos Golf and Aloha Golf.

Just minutes away from a number of international schools, gastronomic experiences and amenities, Los Olivos is set within a quiet area enclosed in serenity. Nueva Andalucia is one of Marbella's most popular areas and buying property in this prime location is a safe investment.

With the wide range of world-class amenities such as international schools, Michelin starred restaurants and moments from Puerto Banus and the highway connecting Marbella to Malaga airport and the rest of the Costa del Sol, Nueva Andalucia is highly sought after.



CONTEMPORARY ARCHITECTURE AND SCANDINAVIAN INSPIRED INTERIORS



Set within the backdrop of the iconic La Concha mountain, the Los Olivos boutique development is just 18 contemporary villas, in perfect position in Nueva Andalucia. The modern, clean architecture is not prescriptive, instead each property has its own individuality. Los Olivos 5 has porches built into the architecture to blend indoor-outdoor living and maximise the entertaining space and an aspect that allows both sea and golf views from all levels of the property.

Inside the property, a chic Scandinavian interior design is brought to life with quirky touches and bespoke furnishings to add personality. There is a generous use of marble in the flooring and the stunning floor to ceiling fireplace in the middle of the main living area is also encased in cream coloured marble. The interior design compliments the contemporary architecture by adding warmth and eye catching details.



FLUID MAIN LIVING AREA AND STUNNING FLOOR TO CEILING FIREPLACE



The main living area has high ceilings and windows to maximise the Andalusian light. Multiple seating areas are ideal for entertaining or family relaxing, and a stunning floor to ceiling fireplace swathed in marble takes centerstage and gives the large space a homely touch.



Moving to the open plan kitchen/ dining area, there is ample workspace for cooking and preparing both to entertain and for relaxed days with the family. Large windows maximise the light and the kitchen is decorated

with neutral tones and clean, contemporary units. The kitchen is fully fitted with Siemens appliances and a central island has additional storage, sink and wine fridge.



SPACIOUS BEDROOMS AND MASTER SUITE

Moving to the first floor, Los Olivos has a stunning master suite with a terrace area extending the views over Nueva Andalucia and down to the Mediterranean and African coastline.





The master suite is filled with light, thanks to the large floor to ceiling sliding doors and is decorated with a neutral palette. An ensuite bathroom and dressing room make this the ideal bedroom suite. From the master suite, a large wraparound terrace extends around the property and is the perfect place to relax and enjoy the sea views.





A further two bedrooms are on the first floor with en suite bathrooms. Each room enjoys views across the greens of the golf courses and down to the sea.

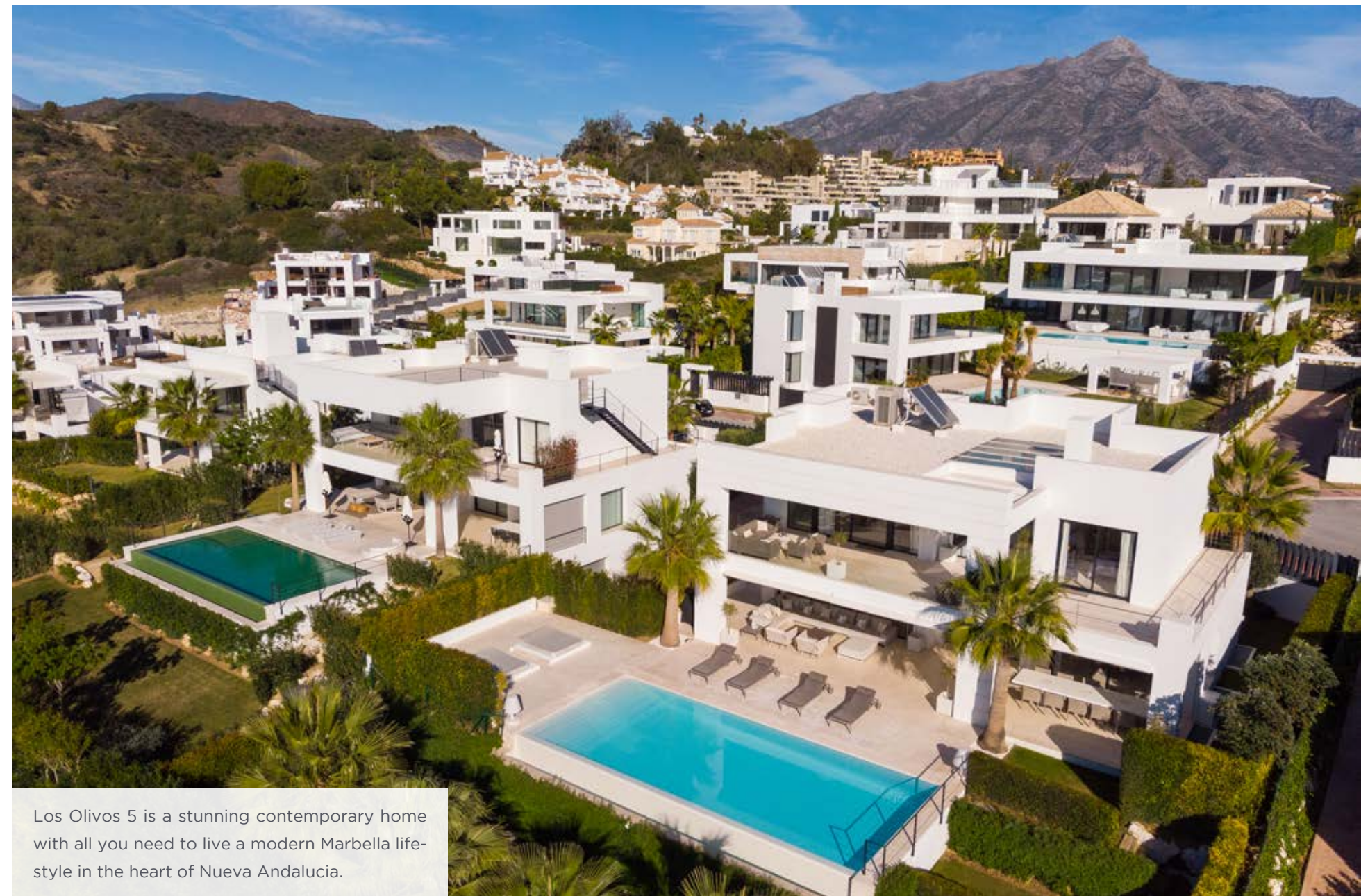




EVERYTHING FOR THE MODERN FAMILY

Moving to the basement area of Los Olivos 5 you will find everything to keep the entire family entertained. A vast climate controlled wine cellar is the focal point of the basement and a cosy, yet spacious TV room

allows the entire family to get together to watch their favourite movie in chic surrounds. A well equipped gym and a further three bedrooms reside in the basement, with ensuite bathrooms and garage space.





GENEROUS BUILD SIZE AND LIVING SPACE MAXIMISED

Los Olivos 5 resides on a large plot size of 1,379m² with a generous build size of 512m². The garage has ample parking space for two cars, in addition to the private driveway.

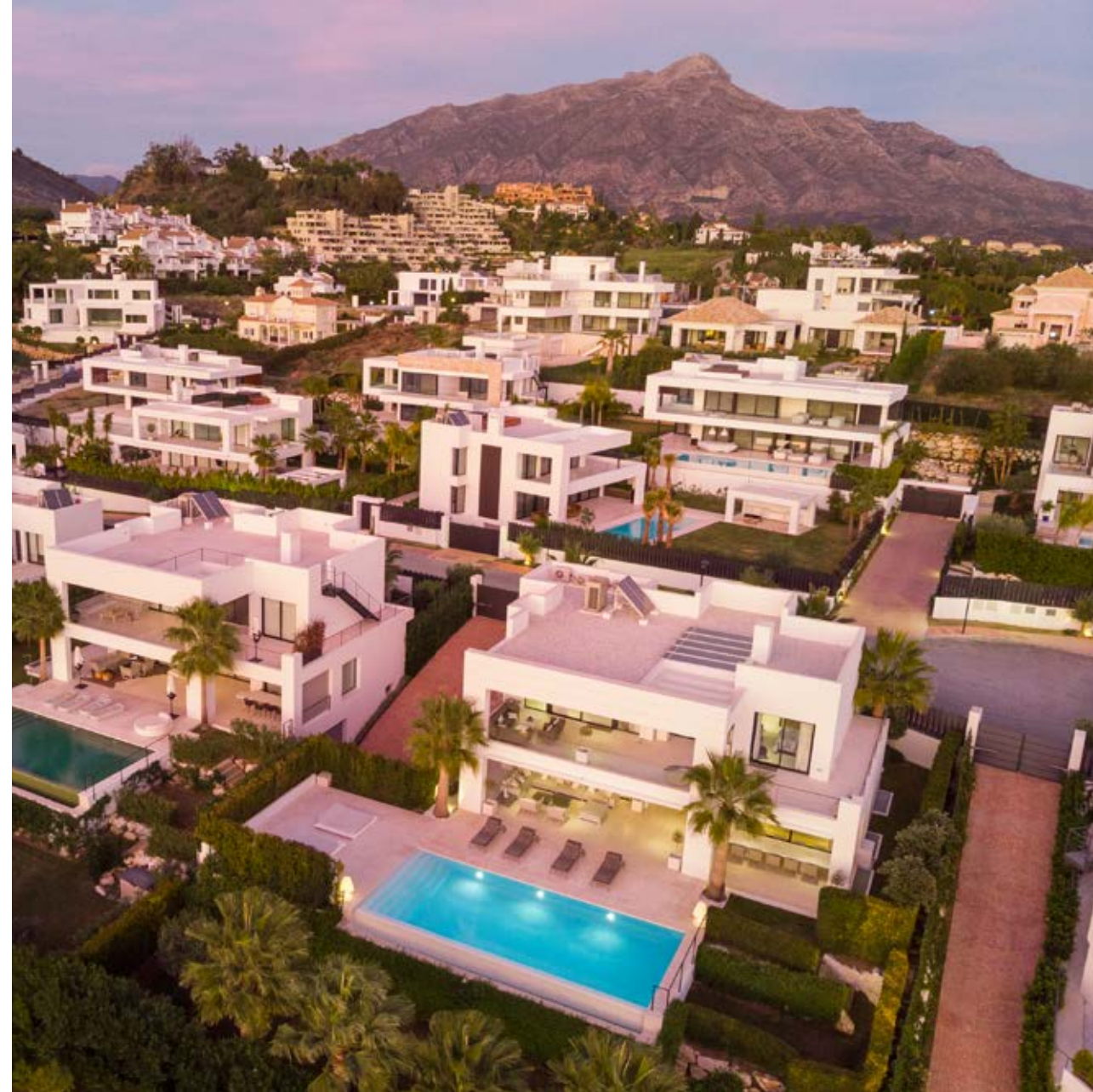
Moving to the back of the property, the garden has a swimming pool and natural stone flooring throughout the patio area and

terraces to blend the architecture with the natural surroundings of sky and tree tops. The garden is carefully landscaped with mature plants to surround the property in nature and create privacy from nearby homes.

Inside the home, the layout is vast and open plan. Blended living areas allow the whole

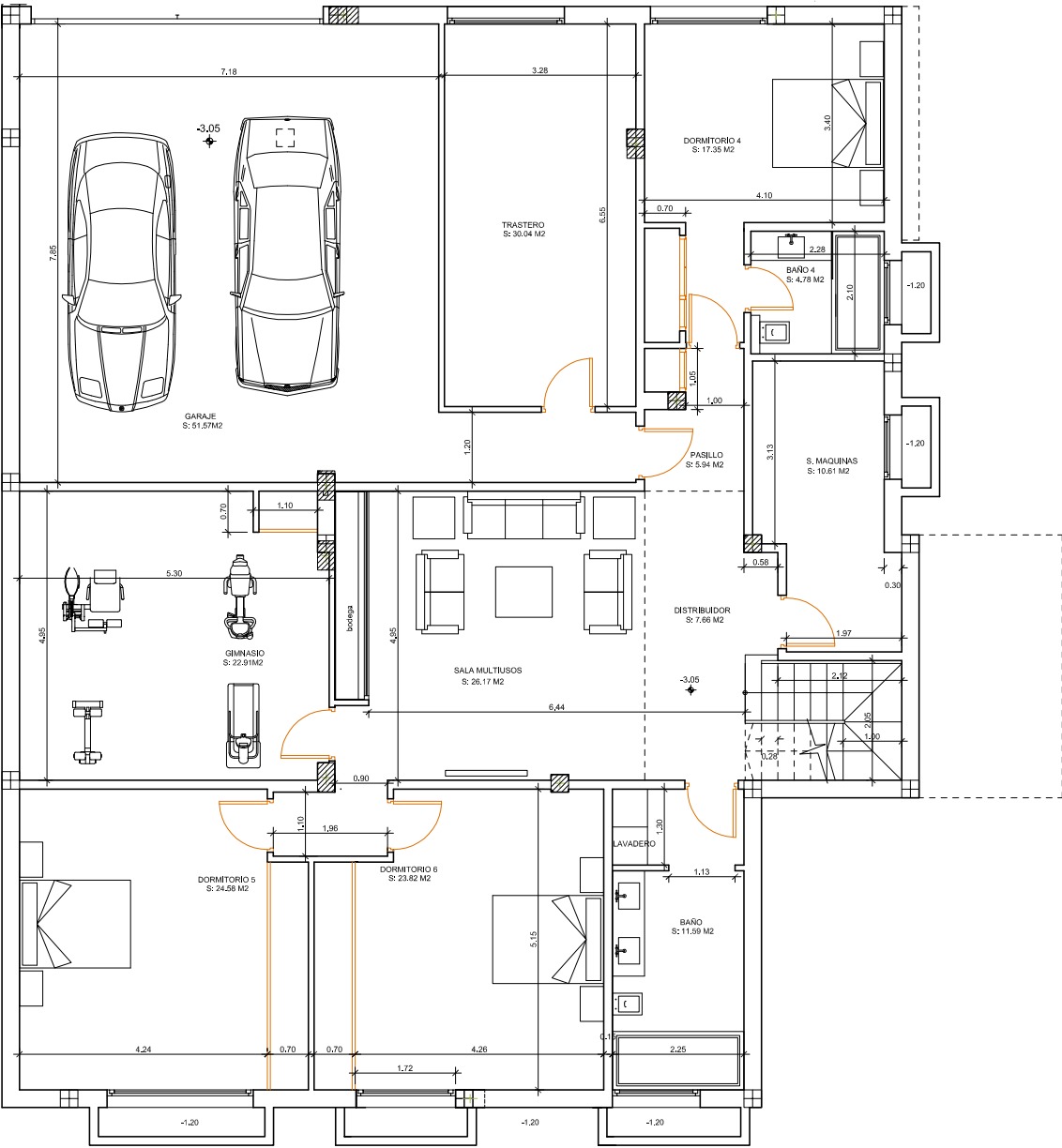
family to coexist in harmony. High ceilings and generous windows flood the property with light and keep the open feel of the spaces.

Los Olivos 5 has a total of seven generously sized bedrooms and six bathrooms, split between the three levels.



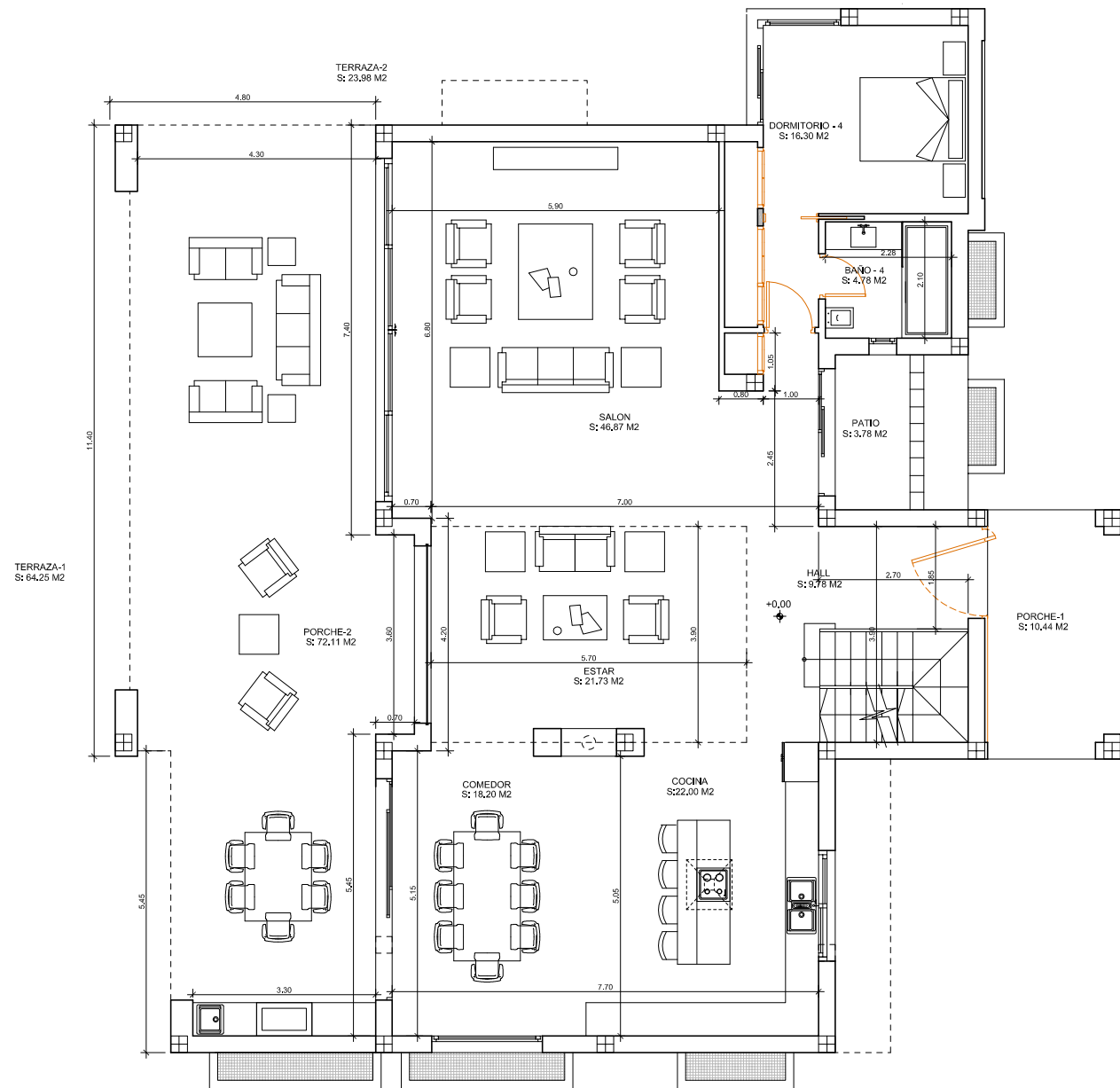


Basement



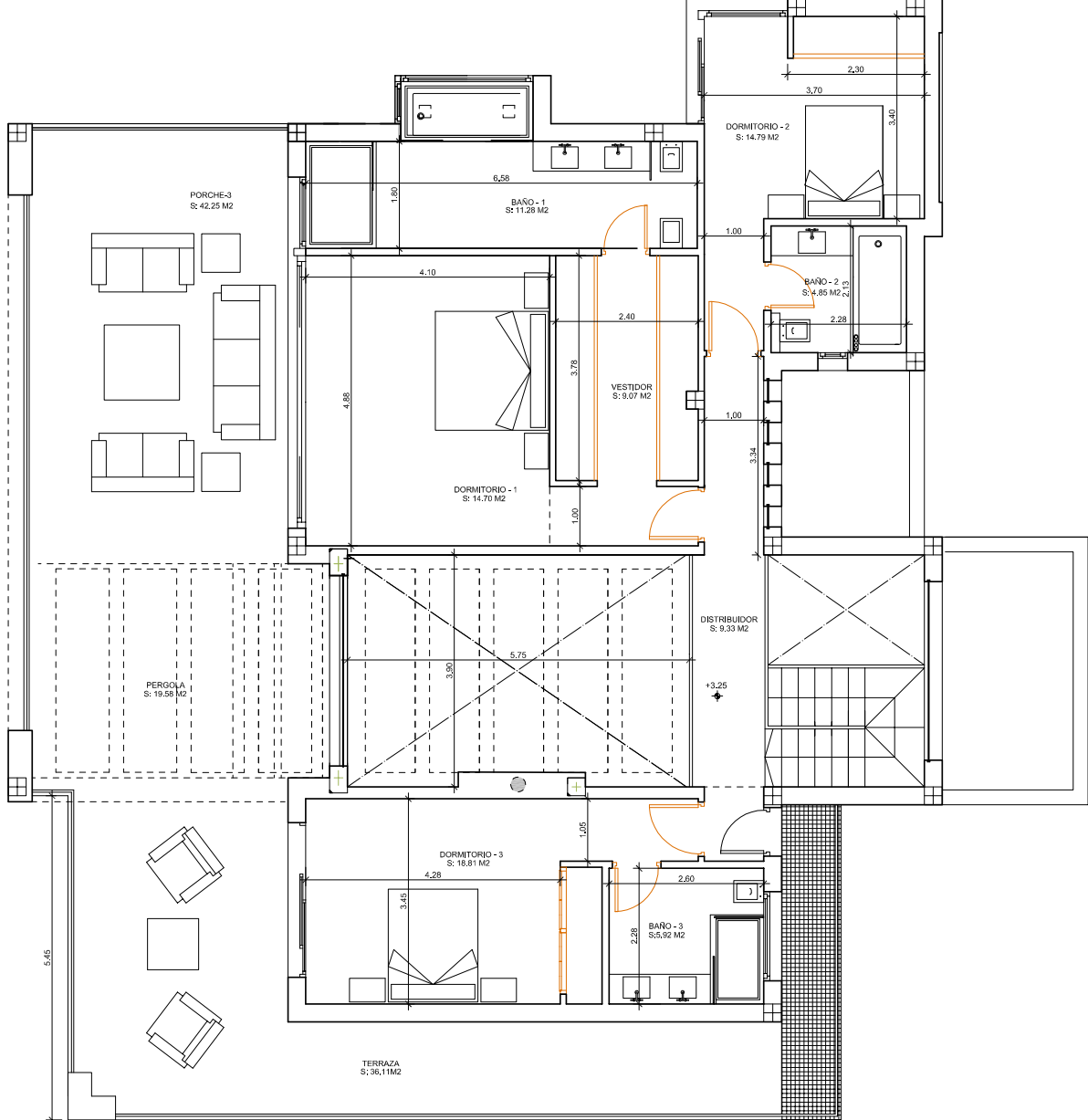
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Ground Floor



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First Floor



Beds: 7 | Baths: 6 | Plot: 1.379 m² | Built: 512 m² | Terraces & Porches: 262 m² | Pool: 12m x 5m | Garage: 3 cars | Orientation: SW

Quality Specifications

FOUNDATIONS, STRUCTURE, ROOF

- Suspended girders stabilized with reinforced concrete, concrete walls and grid slabs.
- Impermeable membrane with an asphalt sheet and insulated with layers of polystyrene.
- Flat roof covered with decorative stones, and technical area for solar panels.

FLOORING

- Caliza natural limestone 60x60 in matt finish.
- High quality imported ceramic tiles in Bathrooms and Basement.
- Paved driveway.

TILING & COATINGS

- Natural Caliza limestone in 60x60 cm pieces throughout the property, including terraces, covered terraces, and interior stairs.
- Garage flooring in grey porcelain stone.
- Showers and sink finished with natural cream Zamora stone.
- The rest of the bathroom finished in plain white.
- Facade paint in white colour.
- Interiors: Plastered and painted, with perimeter light beams in bedrooms and living room.
- Perimeter cavities in bathrooms.
- Exteriors: Plastering with cement mortar.
- False ceilings in bedrooms and living room and kitchen.
- False ceilings in covered porches/terraces.

OUTSIDE & INSIDE CARPENTRY, GLASSWORKS

- Interior carpentry: Interior doors, 2.40m high in lacquered solid wood, with stainless steel handles.
- Exterior carpentry: Natural wood in facade.
- Entrance door in lacquered wood with security lock and the whole exterior entrance wall covered in wood.

- Bathroom drawers in lacquered wood.
- Double glazed windows and sliding doors.
- Mirrors in bathrooms.
- Glass handrails on first floor terrace.
- Custom made Bodega in basement with glass feature and temperature control.

BATHROOMS & TOILETS

- Bathrooms in Villeroy & Boch in white colour.
- Hydromassage bath in master bathroom.
- Hansgrohe mixer taps.

KITCHENS & LAUNDRY EQUIPMENT

- Danespan custom made kitchen with LED lit up cupboards, marble kitchen worktop.
- GAGGENAU appliances.
- Laundry equipped with Miele washing machine and dryer, sink and storage furniture.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- Points for telephone and TV in all bedrooms, lounge, kitchen and basement.
- RED WiFi.
- Sonos system.
- LED bulbs in the entire house.
- Video entry phone installation.
- Alarm installation with infra-red detectors in every room. Interior cameras.
- Exterior alarm system with cameras.

AIR CONDITIONING, PLUMBING & VENTILATION INSTALLATIONS

- Air conditioning in basement, ground floor and first floor.
- Underfloor heating ground floor and first floor.

- Heat pump to power the air-conditioning and under-floor heating.
- Hot & cold air-conditioning with an independent thermostat in each room.
- 300-litres hot water reservoir with solar panels.

OUTSIDE AREAS, POOL, GARDEN, GARAGE

- Garden light system with LED bulbs.
- Automatic irrigation system with electric timer.
- Swimming pool with interior finish in white ceramic tiles. LED lightning. Antislip, natural stone around the pool.
- Pool heating system.
- Property completely finished with Mediterranean style garden.

VARIOUS

- Open gas fireplace kitchen/living room, with remote control.
- Glass handrail for internal staircase.
- Exterior railings in steel.
- Fully fitted kitchen.

URBANIZATION, COMMUNITY SERVICES

- Perimetral closing in white painted concrete wall and black designed iron gate.
- Automatic garage entrance with remote control.
- Exterior pedestrian door and vehicle iron entrance gate, with remote control.
- Maintenance and repair of facilities located on the outside.
- Security Surveillance 24 h, with barrier entrance to urbanization.
- Security cameras throughout the urbanization.



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