



Haza del Conde, Nueva Andalucia

## Villa Etoile - A Contemporary Masterpiece in Haza del Conde, Nueva Andalucía

bedrooms **5**    bathrooms **6**    built **420** <sub>m<sup>2</sup></sub>    terrace **320** <sub>m<sup>2</sup></sub>    plot **1.100** <sub>m<sup>2</sup></sub>



community **44 €** <sub>month</sub>    garbage **139 €** <sub>year</sub>    ibi **2.021 €** <sub>year</sub>    for sale **4.995.000 €**

EPC: E 183 kWh/m<sup>2</sup>. G 4.489 KgCO<sub>2</sub>/m<sup>2</sup>. Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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## Villa Etoile - A Contemporary Masterpiece in Haza del Conde, Nueva Andalucía

Villa Etoile, situated in the exclusive neighbourhood of Haza del Conde in Nueva Andalucía, exemplifies modern luxury living. Thoughtfully designed and realised under the creative guidance of a renowned architect, this villa seamlessly integrates contemporary aesthetics with the warmth of natural materials. Originally built in 2001 and extensively renovated in 2024, it combines sophistication with timeless appeal.

Occupying an expansive 1100m<sup>2</sup> plot, Villa Etoile offers a substantial built area of 420m<sup>2</sup>, enhanced by 320m<sup>2</sup> of terraces that provide generous outdoor living spaces. With its south-facing orientation, the villa enjoys abundant natural light throughout the day, complemented by stunning views of the sea, the surrounding golf course, and the mountains. The property's modern façade blends harmoniously with its landscaped surroundings, creating a welcoming yet striking presence.

Spread across three floors, the villa has been designed with comfort and practicality in mind. On the ground floor, the open-plan layout includes a sleek, modern kitchen fitted with high-end Gaggenau appliances, a stylish dining area, and a formal living room. An additional bedroom on this level offers flexibility, whether as a guest room or home office.

The first floor is exclusively dedicated to the master suite, offering privacy and luxury. This tranquil retreat features a spacious bedroom, a walk-in wardrobe, and a private terrace that captures panoramic views of the ...

Reference	572076	Beds	5	Built m <sup>2</sup>	420
Type	Villa	Baths	6	Interior m <sup>2</sup>	---
Location	Haza del Conde, Nueva Andalucía	En-suite Baths	5	Terrace m <sup>2</sup>	320
		Guest Toilets	1	Plot m <sup>2</sup>	1.100
		Pax	---		
Pool	Private	Community	44 € / month	Levels	---
Garden	Private	Garbage	139 € / year	Floor	3
Garage	Carport	IBI	2.021 € / year	Orientation	South
Parking slots	2	Construct Year	01/2021	EPC	E 183 kWh/m <sup>2</sup> G 4.489 kgCO <sub>2</sub> /m <sup>2</sup>
		Renovation year	---		

For sale

**4.995.000 €**

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surrounding landscape. The basement level is a space for relaxation and entertainment, housing three well-lit bedrooms with full windows, a private cinema, and a spa area designed for ultimate comfort.

Outdoor living is a standout feature, with expansive terraces on all levels ideal for dining, lounging, or hosting gatherings. The landscaped garden and swimming pool provide a peaceful environment for relaxation, while an automatic irrigation system ensures year-round maintenance with minimal effort.

Villa Etoile is located within a gated community, adding a layer of exclusivity and security. Haza del Conde is a highly sought-after residential area, known for its well-maintained streets and high-quality homes, ranging from modern designs to traditional Andalusian-style villas. The neighbourhood offers an enviable blend of privacy and convenience, with excellent access to local amenities.

Golf enthusiasts are well catered for, with the villa situated near renowned courses such as Los Naranjos Golf Club, Real Club de Golf Las Brisas, and Aloha Golf. The beach is also within easy reach, with Playa del Duque offering pristine sands and high-end beach clubs like Ocean Club and Sala Beach for those seeking a lively coastal experience.

Families will appreciate the proximity to some of the Costa del Sol's top international schools, including Aloha College and Swans International School. Shopping and dining options abound, with the nearby Boulevard de la Cala featuring a variety of boutiques, supermarkets, and restaurants. Culinary enthusiasts can explore diverse dining experiences at restaurants such as Restaurante El Gran Gatsby or the innovative Momo Marbella.

Transport links are excellent, with the AP-7 motorway and N-340 coastal road ensuring seamless access to key destinations along the Costa del Sol. Public transport, including the Línea L-79 bus, provides convenient connections to local and regional hubs. For healthcare needs, the highly regarded Hospital Quirón Marbella is just a short drive away, offering comprehensive medical services.

Sports and recreation are a highlight of the area, with facilities like the Manolo Santana Racquets Club providing top-notch tennis and fitness options. The surrounding green spaces and walking trails further encourage an active and healthy lifestyle.

Villa Etoile is more than just a home; it is a refined living experience. With its carefully curated interiors, extensive outdoor spaces, and prime location in Haza del Conde, this property represents the ideal combination of elegance, functionality, and accessibility. It offers not only a residence but also a lifestyle defined by comfort, convenience, and sophistication, making it a remarkable choice for discerning buyers.



















