

VILLA TUSCANY

NUEVA ANDALUCÍA, MARBELLA



EXCEPTIONAL PROVINCIAL-INSPIRED ESTATE IN LA CERQUILLA

Villa Tuscany is an exceptional classical estate nestled in the prestigious enclave of La Cerquilla, Marbella. Experience the pinnacle of luxury living, where every detail has been meticulously crafted to elevate your lifestyle to new heights.

Beds: 6 | **Baths:** 6+2 | **Plot:** 2.350m² | **Built:** 712m² | **Parking:** 2 | **Orientation:** E



Step into a world of serenity and refinement as you enter the heavenly grounds of Villa Tuscany. Designed as a personal oasis, the villa centers around a picturesque courtyard adorned with fragrant olive trees and lavender, offering ample outdoor entertaining space and a sparkling swimming pool for summer days.





Beyond the impressive entrance lies a sanctuary of tranquility and opulence, with high ceilings and expansive windows flooding the interiors with natural light. The main living areas offer panoramic views of the lush gardens and central courtyard.







The well-appointed kitchen, equipped with state of the art kitchen appliances, extends to an outdoor seating area and BBQ zone, perfect for al fresco dining experiences. The open plan layout of the kitchen, dining and living area allows for a seamless connection between the spaces.



Spread across three levels, Villa Tuscany boasts six meticulously appointed bedrooms, including a lavish master bedroom. The master bedroom enjoys its own terrace, as well as a dream walk-in closet and bathroom. The bathroom impresses with the use of marble accents, as well as a generous stand-in shower and stand alone bathtub.













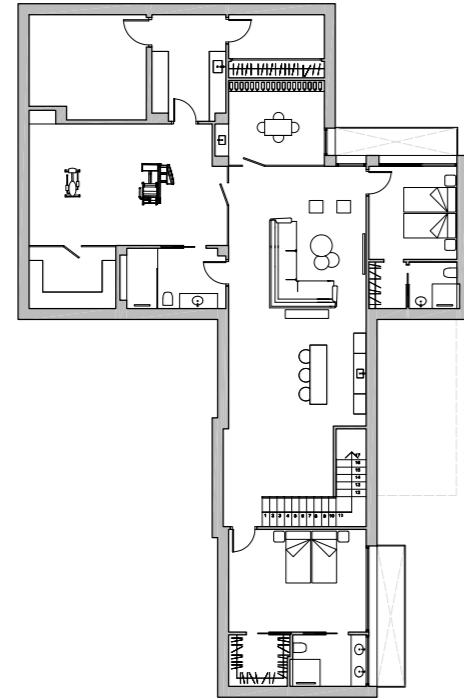
Villa Tuscany offers an array of enviable home amenities, including an incredible entertainment room with a custom bar, a fully-equipped climate controlled home gym and a dedicated cinema area.



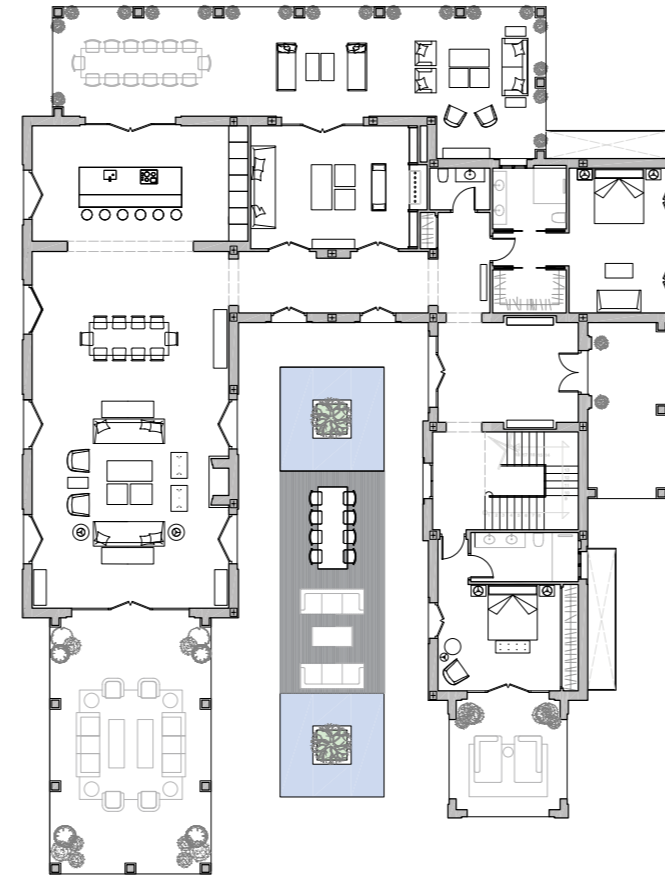


Perfectly positioned near Marbella's renowned Los Naranjos Golf course, Villa Tuscany resides in the heart of the coveted Golf Valley, in the gated community of La Cerquilla. This property is mere minutes away from elite international schools, world-class sports facilities and chic boutiques.

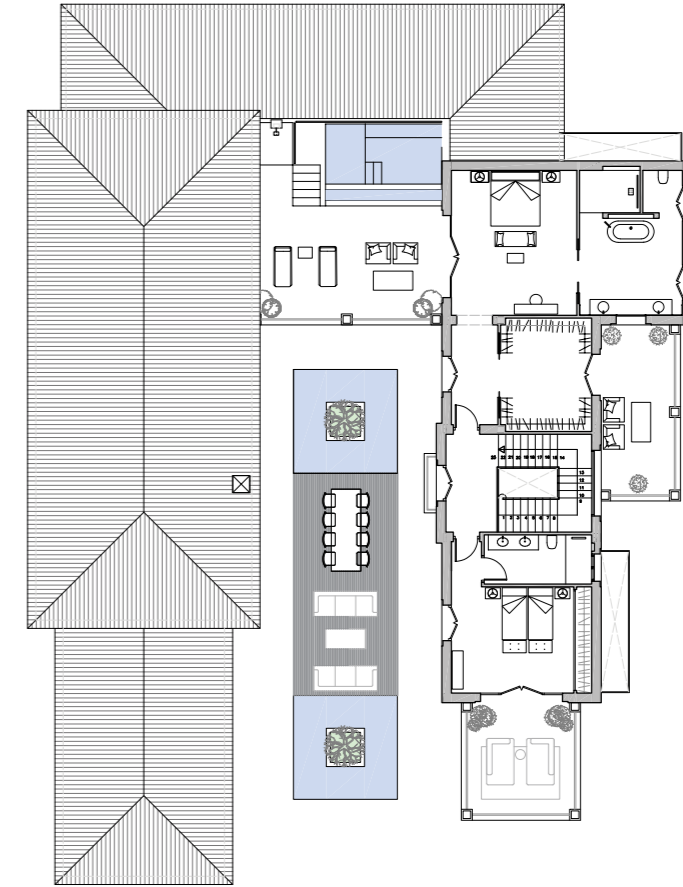
LOWER LEVEL



GROUND LEVEL



UPPER LEVEL



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QUALITY SPECIFICATIONS

FLOORING

INTERNAL

- Caliza Stone cream GILENA 60 x 60 cm
- Wooden floor SURCO HARMONY fishbone
- Stone frame Caliza cream GILENA 30 x90 cm/ 20 x 90 cm
- Floor molding wooden (MDF) lacquered 20 cm
- Entrance floor Sierra Elvira marble two colours 50x50

EXTERNAL

- Caliza stone cream GILENA 60 x 60 cm
- Floor molding stone Caliza GILENA

CARPENTRY (WINDOWS & DOORS)

- Exterior doors iron window JANSEN Janisol Arte
- Aluminium windows Cortizo "COR 60", low emission and solar control 4/12/3+3 - Exterior wooden doors IROKO CHP 68 mm 4/12/3+3
- Indoor wooden doors and closets (MDF) with frame

BATHROOMS & GUEST WC

- Suspended toilet bowl from PORCELANOSA NK Concept white. Flush plate GEBERIT SIGMA 30
- Bathrooms travertine countertop
- Sinks Porcelanosa embedded
- Master bathroom, Calacata silk gold countertop and sinks
- Wall cladding in shower area, porcelanic tiles Living Bera White 60*120
- Master bathroom, shower cladding Calacatta gold silk 1 50*300 marble
- Bathroom floors: Living Bera White 10*60cm fishbone
- Sink mixer tap Canova Elite series. Mocado CRI-CL201. Brushed steel
- Showers Canova Elite series Model CRI-CL615 brushed steel
- Freestanding bathtub Model Gran LA Rochelle, colour white
- Bathtub tap Canova Elite model CRIPD496+cricl100
- Niche showers with warm LED lights

STEAM ROOM

- Cladding wall tiles Porcelanic BOTTEGA Caliza 45 x120 cm
- Bench, porcelanic tiled
- Ceiling, microcement

AIR CONDITIONING & HEATING

- Water underfloor heating throughout POLYTHERM
- Electrical underfloor heating on bathrooms
- AEROTERMIA system- Alterma BIBLOC DAIKIN
- Air-conditioning DAIKIN with lienal diffusers
- Recirculation pump WILO TOP 25/6
- AC LAPESA GEISER 500I
- Softener system CILIT-150

ELECTRICITY, LICHTING, SOUND & HOME AUTOMATION

- Light switches and sockets from JUNG, model "LS 990 white" - KNX system
- Airzone system
- Speakers preinstallation, 3 indoor areas + 1 outdoor area - Electrical box HAGER BERKER mechanism
- Ceiling spotlights KOHL Lighting MOOM and model DIP in bathrooms
- One screen with wall charger Home automation

OUTSIDE AREAS

- Pool with mosaic tiles white
- Heating pump pre installation
- Pool cover preinstallation
- Salt system
- BBQ area preinstallation
- Iron pergola, by pool and car park



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