

## NUEVA ANDALUCIA, MARBELLA



bedrooms **7**    bathrooms **6**    built <sub>m<sup>2</sup></sub> **667**    terrace <sub>m<sup>2</sup></sub> **200**    plot <sub>m<sup>2</sup></sub> **1.000**

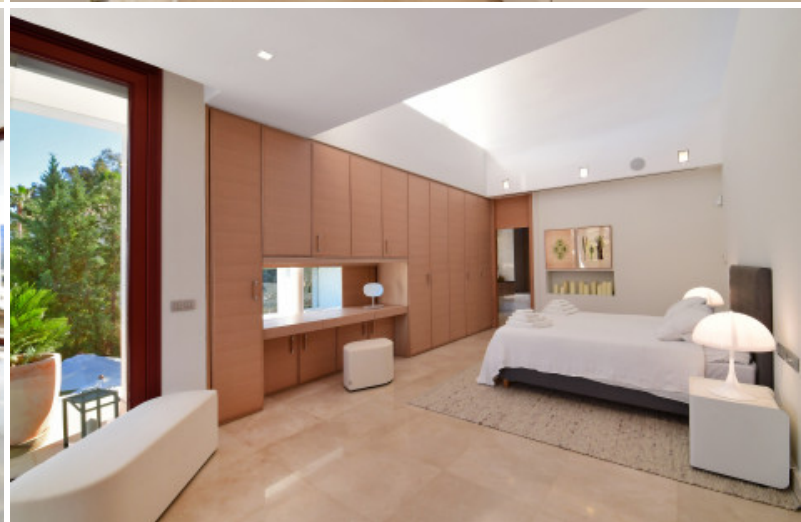
### CASA BLANCA - MODERN VILLA IN THE GOLF VALLEY NUEVA ANDALUCIA

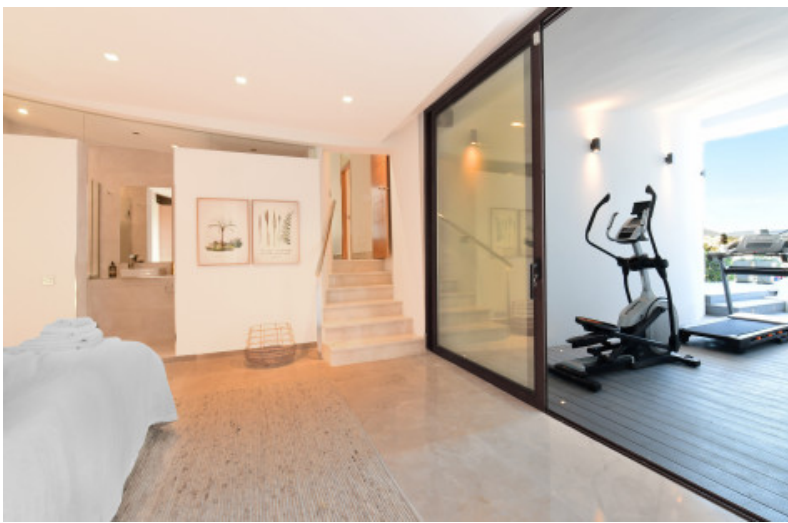
Stunning villa situated in the Golf Valley of Nueva Andalucía, just a short drive to Puerto Banus and surrounding beaches.

Spread across three floors, this luxurious property offers breathtaking views of both the La Concha mountain and the Mediterranean sea. As you enter, you'll be greeted by a grand entrance leading to a spacious living room overlooking the terrace and the pool area. The fully equipped kitchen, complete with dining space for 16 people, boasts modern amenities including multiple refrigerators, a wine cooler, and an ice cube machine. Directly adjacent to the kitchen is a convenient scullery and laundry room equipped with a washing machine and tumble dryer.

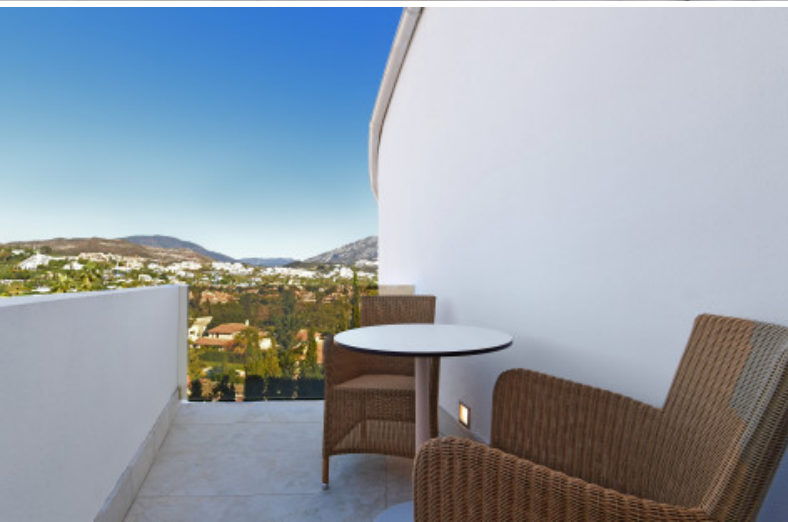
Step outside onto the terrace to discover a large heated infinity pool, a 5-person Jacuzzi, and an impressive ...

community -- month    garbage -- year    ibi -- year    for sale **4.400.000 €**

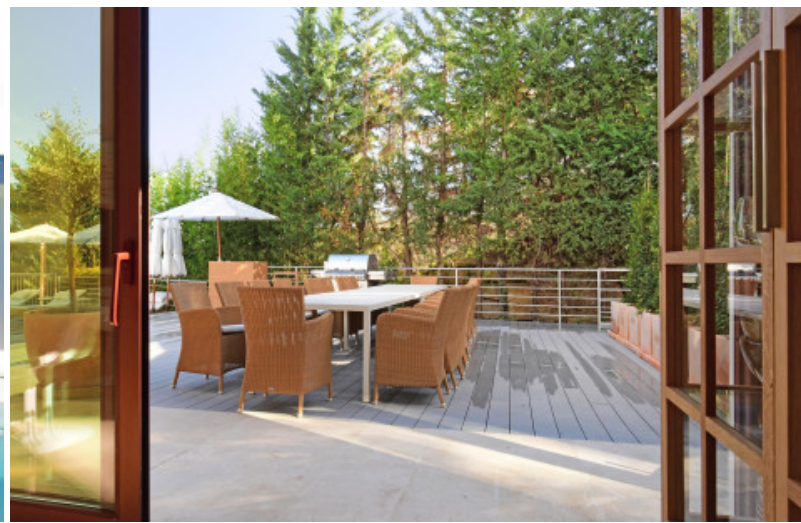
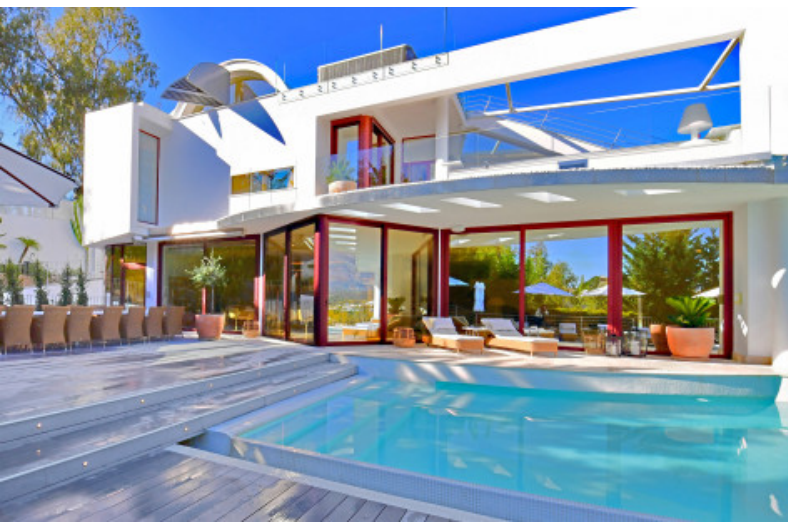
















Nueva Andalucia, Marbella

## Casa Blanca - Modern Villa in the Golf Valley Nueva Andalucia

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Spread across three floors, this luxurious property offers breathtaking views of both the La Concha mountain and the Mediterranean sea. As you enter, you'll be greeted by a grand entrance leading to a spacious living room overlooking the terrace and the pool area. The fully equipped kitchen, complete with dining space for 16 people, boasts modern amenities including multiple refrigerators, a wine cooler, and an ice cube machine. Directly adjacent to the kitchen is a convenient scullery and laundry room equipped with a washing machine and tumble dryer.

Step outside onto the terrace to discover a large heated infinity pool, a 5-person Jacuzzi, and an impressive barbecue area perfect for outdoor entertaining. On the second floor, you'll find another leisure area with a partially covered bar and a generous lounge space. For the ultimate relaxation, head up to the top terrace where you'll find an 8-person luxury Jacuzzi offering panoramic views of the entire valley.

The villa boasts a total of 7 bedrooms and 6 bathrooms, plus an additional guest toilet. On the first floor, two master bedrooms feature access to the bar and lounge area, each with a king-size bed and an en-suite bathroom. The ground floor offers two bedrooms with en-suite bathrooms, one bedroom with en-suite bathroom, and two bedrooms sharing a bathroom. Some of the bedrooms also offer direct access to the terrace and pool area.

Entertainment options abound, with a cinema/game room equipped with a pool table and an outdoor gym located on the ground floor. Parking is a breeze with space for up to 4 cars at the main entrance.

Property has LPO and Rental License!

Reference	542939	Beds	7	Built m <sup>2</sup>	667
Type	Villa	Baths	6	Interior m <sup>2</sup>	---
Location	Nueva Andalucia, Marbella	En-suite Baths	6	Terrace m <sup>2</sup>	200
		Guest Toilets	1	Plot m <sup>2</sup>	1.000
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	---	Floor	0
Garage	Carport	IBI	---	Orientation	South/East
Parking slots	4	Construct Year	---	EPC	In Progress

For sale

**4.400.000 €**

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.