



## listing



### Information de l'agent

Nom:	Discount Property Center
Nom de compagnie:	
Pays:	Espagne
Expérience since:	2005
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+34 (951) 319-542
Languages:	Spanish
Site web:	<a href="https://dpc-costadelsol.com">https://dpc-costadelsol.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,595,000

#### Location

Adresse:	Costa del Sol
Soumis:	18/11/2024

#### Description:

**EXCLUSIVE OPPORTUNITY: SOUTH-FACING CONTEMPORARY VILLA IN THE HEART OF NUEVA ANDALUCÍA**

Discover a one-of-a-kind opportunity to own a stunning villa in one of the most desirable areas of Nueva Andalucía. Situated on a quiet, dead-end street, this contemporary home offers the perfect combination of tranquility and convenience, just a short walk from the beach, supermarkets, and vibrant restaurants.

This contemporary villa in the heart of Nueva Andalucía is an excellent choice for those seeking a strategic investment. With its prime location, modern design, and the possibility to customize the finishes, this property offers significant potential for appreciation and return.

Purchasing it in its current state for €1,595,000 and completing it with an estimated budget of €400,000 allows investors to maximize the market value of a unique property in one of Marbella's most exclusive areas.

#### Modern Design and Exceptional Layout

The villa, currently in an unfinished state, showcases a sleek and contemporary architectural design. Crafted with high-quality materials, it features floor-to-ceiling black aluminum-framed windows that



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flood the interior with natural light.

The ground floor has been thoughtfully designed to revolve around the pool area, creating a seamless indoor-outdoor flow. The open-plan kitchen, dining, and living spaces open directly onto a terrace that overlooks the swimming pool, making it perfect for entertaining or simply relaxing. Additionally, this level includes an en-suite bedroom.

On the upper floor, two luxurious bedroom suites open onto spacious terraces, offering breathtaking sea views.

The expansive basement offers endless possibilities, with plans for a spa, sauna, wine cellar, gym, and a fourth bedroom with its own bathroom. This level also includes practical spaces like a WC, laundry room, and machine room.

### Exceptional Features and Materials

**High-Quality Finishes:** Top-class marble throughout the interior and exterior spaces.

**Premium Windows:** Double-glazed glass with sound and sun insulation.

**Comfortable Living:** Air conditioning throughout, powered by an efficient heat pump.

**Outdoor Parking:** Space for two cars.

Your Vision, Your Home.

### Prime Location

Located in the heart of Nueva Andalucía, this home offers unparalleled access to local amenities while maintaining a sense of privacy and exclusivity. Whether you're looking for a permanent residence, a vacation home, or an investment opportunity, this villa delivers on all fronts.

### Projected Completion

With a target handover in the third quarter of 2024, this villa represents a chance to own a bespoke property in one of Marbella's most sought-after neighborhoods.

Don't miss this extraordinary opportunity to turn your vision into reality. Contact us today to arrange a viewing and explore the potential of this incredible property.

### Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	268 m <sup>2</sup>
Dimesions du lot:	423 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

R4886230

