



## Вилла

Вилла: Жемчужина дизайна



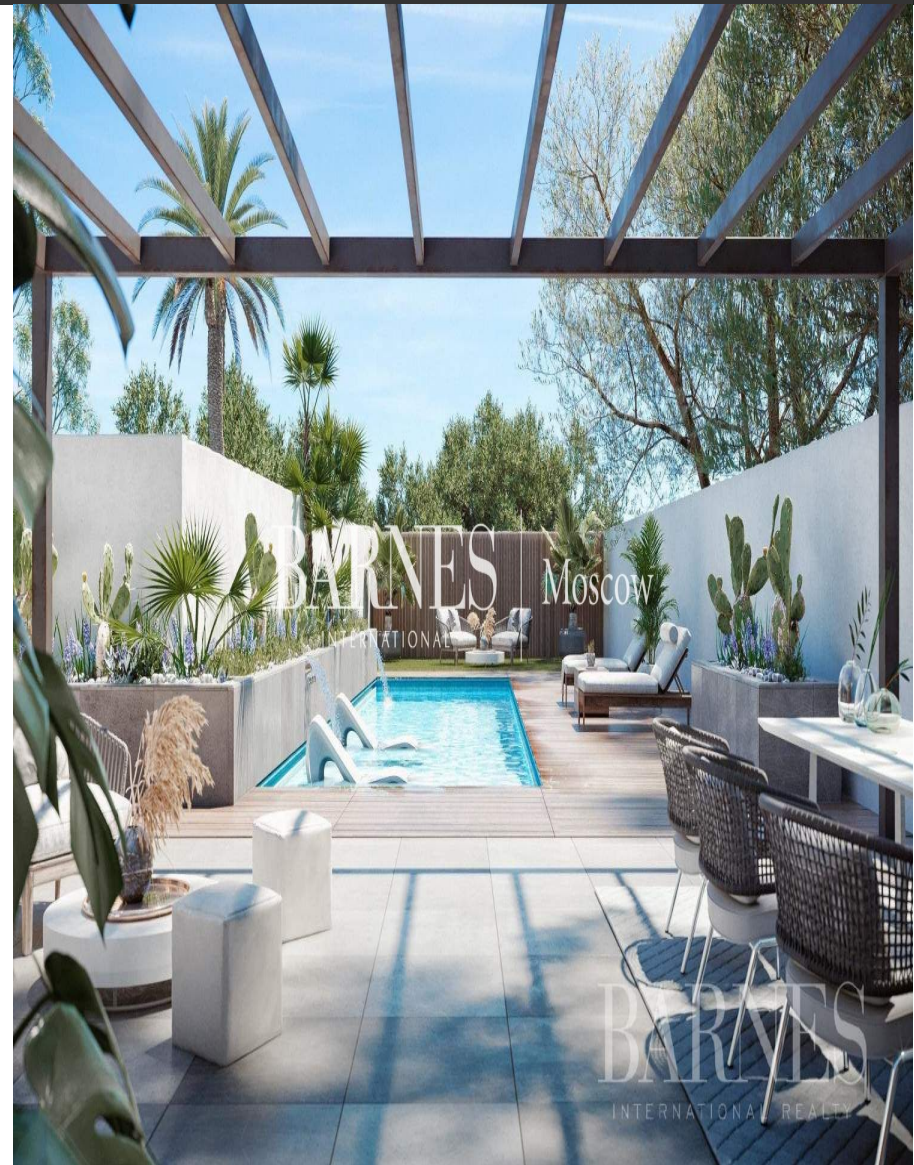
ID 4659724.0000

продажа Nueva Andalucia, 354.0000 м2

269 387 000 ₽

Адрес: Вилла: Жемчужина дизайна

Количество спален: 6



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Адрес: Вилла: Жемчужина дизайна

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Это жемчужина дизайна находится в самом сердце Нуэвы Andalus Golf Valley, Марбелья - считается одним из самых востребованных мест на Коста дель Соль. Его изысканная современная архитектура создает впечатляющее произведение искусства. Эта роскошная недвижимость имеет шесть спален, шесть ванных комнат, большую гостиную открытой планировки, столовую и кухню открытой планировки. Частный открытый бассейн, частная терраса и потрясающий вид на Средиземное море. Исключительная недвижимость, уникальная возможность с авангардным дизайном на Коста дель Соль.



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A high-quality architectural rendering of a modern outdoor living space. The scene is set under a large, dark wood pergola with horizontal slats. In the foreground, a long white rectangular dining table is surrounded by six black wicker chairs with chrome legs. Behind it, a lounge area features white sofas and armchairs with light-colored cushions. To the left, a built-in bar with a wooden slat wall and concrete base holds several bottles. To the right, a swimming pool is partially visible, bordered by a white wall and lush tropical landscaping including palm trees and various plants. The background shows a large glass-fronted house with a modern interior. The sky is clear blue, and the overall atmosphere is bright and sunny.

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A modern, two-story house with a white base and a second story clad in horizontal wood slats. The house features large windows and a glass-enclosed upper level. In the foreground, there is a long, narrow swimming pool with a light blue finish, bordered by concrete steps and planters. The planters contain various green plants, including palm trees and blue flowers. The sky is clear blue, and trees are visible in the background.

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# Be HOME

A succession of spaces in sync, from the intimacy of the **Mediterranean patio to the clean lines of the pool** and where each element has its reason and place. The bubbling of the water, the pleasure of a garden .. A variety of sensations in an **oasis of peace**.

The soul of the house is divided into several independent zones in perfect harmony. There is no interior or exterior, only a home with united spaces.

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DESIGN AND IDENTITY



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# EXCLUSIVE Luxury

This jewel of renovation and interior design made by **DESIGN** is located in the heart of the Nueva Andalucía Golf Valley, Marbella – considered to be one of the most sought-after locations on the Costa del Sol. Its exquisite contemporary architecture creates an impressive work of art.

A house with its **own identity**, where voluminous spaces are determined but yet fluid. On the ground floor are the social areas and three bedrooms, whilst on the upper floor are the most private of spaces with two en-suite bedrooms.

Villa \_\_\_\_\_ is a masterpiece of contemporary architecture,

situated on a plot of nearly 800 m<sup>2</sup> with a living area of 354.16 m<sup>2</sup>.

This **luxury property** has five bedrooms (with the possibility to add an extra one), five bathrooms, as well as a guest toilet, a large open plan living room, dining room and an open kitchen. Outdoor private pool, private terrace and with stunning views of the Mediterranean Sea. –It also has a custom design glassed and climatized wine display, aerothermal air conditioning system, solar panel, underfloor heating throughout the property and parking for two vehicles. An exceptional property. **A unique opportunity.** An avant-garde design on the Costa del Sol.

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# MAXIMUM

tranquility and privacy  
WITH  
stunning views

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THE MOST EXCLUSIVE SURROUNDINGS

# PERFECT Location





## THE MOST EXCLUSIVE SURROUNDINGS

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Villa **La Alcazaba** represents a **unique opportunity to have a modern villa** in a well-established residential area, close to all services and in the heart of one of the best areas of Marbella. Close to the beach, Puerto Banús and Marbella centre.

An ideal place to live with **easy access to the main roads and close to all services:** restaurants, beach clubs, high-quality shopping malls, shops, tennis and golf clubs and the best international schools on the Costa del Sol.

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6 MINUTES WALK TO  
THE BEACH



750 METRES FROM  
PUERTO BANÚS



5 GOLF COURSES  
IN THE AREA



TOP  
RESTAURANTS



SHORT DISTANCE  
TO BEACH CLUB



BEST NIGHTCLUBS  
AND BARS



LOCAL  
SERVICES



EASY ACCESS  
TO THE HIGHWAY



6 KM FROM  
MARBELLA CENTER



40 MINUTES  
TO THE AIRPORT



LUXURY  
SHOPS & BOUTIQUES



GREAT SPORTS  
OFFER

THE MOST EXCLUSIVE SURROUNDINGS

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# Puerto Banus & MARBELLA

A **world-famous tourist destination**, Marbella and Puerto Banús have always known how to attract tourists and foreigners with high purchasing power.

A **cosmopolitan city** where more than 137 nationalities live together, enjoying the mix of elegance, luxury and modernity that this unique municipality on the Costa del Sol has Marbella is an ideal place to live, protected by the Sierra Blanca, the area enjoys an enviable microclimate, with 320 days of sunshine a year and an average annual temperature of 18 °. With **24 beaches on its 27 kilometres of coastline** full of beach bars, nautical

areas and beach clubs, Marbella is a paradise for lovers of eternal summer.

Its wide sandy coast washed by the waters of the Mediterranean is the ideal place for those seeking perfection by the sea.

Puerto Banús is **the largest luxury shopping area in southern Spain**, known for having the largest number of luxury stores per square metre in our country.

The luxury of this unique port located in the Nueva Andalucía area is very varied, with a great walk on the Ribera Pier, yachts, sports cars, **glamorous boutiques** and a wide range of restaurants and bars.





THE MOST EXCLUSIVE SURROUNDINGS

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# Costa<sup>del GOLF</sup>

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Think of **the perfect conditions for playing golf** and compare them to those of Marbella: warm, sunny weather with little rainfall; smooth geography with wide open spaces to the sea and the mountains; and numerous fully equipped courses.

They match, right? That is why Marbella, on the Costa del Sol, is considered by many to be **the capital of golf**. If you like this sport, can you think of a better place to practice it?!



## MASTER PLAN & FEATURES

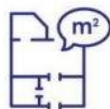




## MASTER PLAN & FEATURES



PLOT: 780,45 M<sup>2</sup>



BUILT AREA: 354,16 M<sup>2</sup>



BEDS/BATHS: 5/5



GROUND FLOOR: 279,48 M<sup>2</sup>



FIRST FLOOR: 74,68 M<sup>2</sup>



URBANIZED OUTDOOR  
SPACE: 251,68 M<sup>2</sup>



COVERED TERRACE: 8,26 M<sup>2</sup>



TUNCOVERED TERRACE: 73,71 M<sup>2</sup>



GARDEN: 175,70 M<sup>2</sup>



POOL: 36,80 M<sup>2</sup>



GARAGE PLACES: 2



ORIENTATION: SOUTHWEST





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A high-quality architectural rendering of a modern outdoor pool and patio area. The scene is viewed from a low angle, looking down a wooden deck towards a rectangular swimming pool. The pool has a small white slide on the left side. To the right of the pool, there are several lounge chairs with white cushions. In the foreground, there's a dining table with four wicker chairs. The entire area is covered by a dark wooden pergola with a glass roof. The background features a white wall, various tropical plants like palm trees and cacti, and a clear blue sky. The overall aesthetic is clean, modern, and luxurious.

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