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NAGÜELES

4 995 000 €

■■■■■ ■ Nagüeles

■■■■■■■■ R5512858

6	7	570 m²	1 050 m²	153 m²
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Discover this spectacular newly built luxury villa in Rocío de Nagüeles, one of Marbella's most prestigious and sought-after residential areas. An exceptional property combining contemporary architecture, sophisticated elegance, privacy and outstanding quality, designed to embrace the exclusive Mediterranean lifestyle. Set on a magnificent 1,050 m2 south-facing plot, the villa offers 570 m2 of built space distributed across three levels, complemented by 153 m2 of terraces. Its elevated position provides beautiful sea and mountain views, together with abundant natural light throughout the day. The main floor welcomes you into an impressive open-plan living space featuring an elegant lounge, dining area and fully equipped contemporary kitchen. Expansive windows seamlessly connect the interior with beautifully landscaped Mediterranean gardens, a private swimming pool and an exceptional outdoor entertaining area complete with barbecue and summer kitchen. This level also includes a spacious en-suite bedroom and guest toilet. The upper floor is dedicated to comfort and privacy, featuring a magnificent master suite with a private bathroom and direct access to an exclusive terrace enjoying partial sea views. Two additional bedrooms, each with its own en-suite bathroom and terrace access, complete this level. The lower floor offers an extraordinary private wellness and entertainment area, featuring a fully equipped gym, Finnish sauna, temperature-controlled wine cellar, television lounge, bespoke bar, games room and two additional spacious bedrooms. The property boasts an impressive selection of premium features, including underfloor heating throughout, air conditioning, ceiling cooling, smart home automation, advanced security systems, architectural lighting, wooden bedroom flooring and private parking for three vehicles. Carefully selected furnishings from renowned Italian designers further enhance its sophisticated character. Ideally located within easy reach of Marbella town centre, beautiful beaches, international schools, fine dining and the exclusive attractions of the Golden Mile, the villa is just a five-minute drive from glamorous Puerto Banús. An exceptional turnkey residence where contemporary luxury, refined design and Mediterranean living come together in one of the Costa del Sol's most desirable locations. Please note that our agency fees are included in the sale price; therefore, you will not incur additional costs for management or real estate advisory services. In compliance with Decree 218/2005 of the Andalusian Regional Government (Junta de Andalucía) dated October 11, we inform you that notary fees, property registration fees, Property Transfer Tax (ITP), and other expenses associated with the sale are not included in the price. The information provided is for guidance purposes only; it is non-binding and holds no contractual value. The offer is subject to errors, price changes, availability, and/or withdrawal from the market without ■prior ■notice. ■This ■information may ■have ■been ■updated ■but ■not yet ■reflected ■here; we ■recommend ■contacting the ■company ■to ■obtain ■the latest details ■and/or ■to ■verify ■the ■information ■provided.

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