



MARBELLA  
C R I B S  
G R O U P

## Modern Frontline Golf Villa in Nueva Andalucia, Marbella

3.800.000€



**Ref**  
MCG1574

**Beds**  
11

**Baths**  
13

**Plot**  
3.400 m<sup>2</sup>

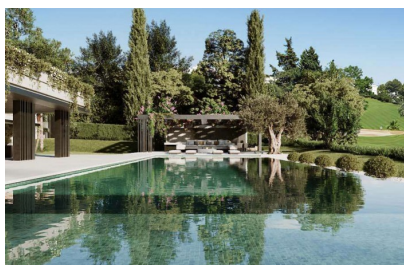
**Built**  
1.300 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1574
<b>Bedrooms</b>	11
<b>Bathrooms</b>	13
<b>Status</b>	For Sale
<b>Type</b>	New Developments
<b>Plot</b>	3.400 m <sup>2</sup>
<b>Built</b>	1.300 m <sup>2</sup>
<b>Terrace</b>	591 m <sup>2</sup>
<b>Price</b>	3.800.000€
<b>Location</b>	Marbella City









## About this property

Nestled in the picturesque surroundings of Marbella's esteemed golf valley, Paris 35 stands as an immaculate property situated right on the golf course, capturing the essence of contemporary luxury and sophistication by AMES Architects. Its southeast-facing orientation ensures that the property basks in sunshine throughout the day, accentuating the remarkable features that set this residence apart.

Positioned on an expansive plot right along the golf course, Paris 35 offers unparalleled golf course vistas from every level of the property. The generous plot maximizes outdoor spaces, creating a tranquil oasis. A grand private driveway leads to a carport and a striking courtyard adorned with an intriguing water feature—a shallow pool with steps forming a walkway leading to the entrance.

Beyond the entrance, you'll discover an impeccably manicured garden with trees, a private pool, and an inviting pergola housing an outdoor kitchenette. These outdoor areas are ideal for al fresco dining and provide serene chill-out spots, perfect for enjoying the Mediterranean climate.

The architectural design, a testament to modern luxury, is a masterpiece created by AMES Architects, evident in every facet of the property. The exterior boasts deep neutral hues complemented by stunning floor-to-ceiling windows that seamlessly connect the ground floor to the outdoors.

Step inside to an equally impressive interior, featuring flawless craftsmanship and tasteful furnishings. The open-plan living, dining, and kitchen area offer direct views of the garden and golf course. The kitchen is fully equipped with top-of-the-line appliances, including a stylish and practical kitchen island.

The ground level accommodates four en-suite bedrooms, each meticulously designed for maximum comfort and adorned with high-quality decor. The top level is exclusively dedicated to the grand master bedroom, complete with an exquisite bathroom and a spacious walk-in closet, ensuring privacy and elegance.

The lower level of Paris 35 is dedicated to bespoke amenities, including a home gym, entertainment room, treatment room, spa with an indoor pool, sauna, Turkish bath, home cinema, and more. Additionally, the property features a guest house in the courtyard, offering a luxurious retreat for visitors.

Paris 35 epitomizes luxurious living, seamlessly blending architectural excellence, breathtaking views, and a plethora of amenities in the heart of Marbella's golf paradise.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)

