



MARBELLA  
C R I B S  
G R O U P

## Contemporary Villa with Sea View in Nueva Andalucia

5.495.000€



**Ref**  
MCG1726

**Beds**  
5

**Baths**  
4

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

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

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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>	MCG1726
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.274 m <sup>2</sup>
<b>Built</b>	592 m <sup>2</sup>
<b>Terrace</b>	144 m <sup>2</sup>
<b>Price</b>	5.495.000€
<b>Location</b>	Marbella City





## About this property

Situated within a compound of 5 newly constructed opulent villas, Anamaya 2 enjoys an elevated position in the esteemed Golf Valley of Nueva Andalucia, offering picturesque views of the mountains and sea. Designed with a modern flair, Anamaya 2 has been meticulously oriented to capture the breathtaking panoramic vistas extending towards the Mediterranean Sea and stretching to the African coastline.

The seamless integration of outdoor and indoor spaces sets the tone for the relaxed Mediterranean lifestyle. Enveloped by lush tropical gardens, the expansive infinity pool takes center stage, imbuing the residence with an oasis-like ambiance. The architectural concept behind this contemporary estate revolves around harmonizing with nature, catering to the nuances of the seasons while leveraging Marbella's unique microclimate. Every corner of the living and bedroom areas has been carefully crafted to optimize views, overlooking the manicured grounds towards La Concha and the Mediterranean sea.

Spread across 3 levels, the villa showcases stylish design elements, airy open-plan spaces, and a kitchen equipped with top-of-the-line appliances. The upper floor is dedicated entirely to the luxurious master suite, featuring an elegant walk-in closet and a sumptuous en-suite bathroom; the remaining 3 bedroom suites are situated on the ground floor.

The basement level is a haven for entertainment, housing a TV lounge and a snooker area, an indoor heated pool, sauna, and a fully equipped gym, which can easily be converted into an additional bedroom if needed. A car charging station has been seamlessly integrated into the garage.

## Contact Us

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