



MARBELLA  
C R I B S  
G R O U P

## Modern Villa in Haza Del Conde, Nueva Andalucia

4.100.000€



**Ref**  
MCG1772

**Beds**  
6

**Baths**  
7

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

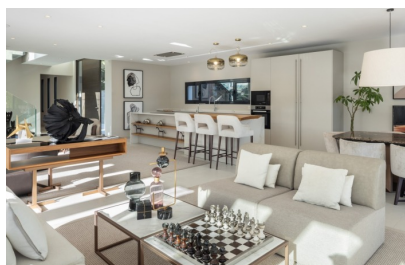
**Built**  
660 m<sup>2</sup>

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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>	MCG1772
<b>Bedrooms</b>	6
<b>Bathrooms</b>	7
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.420 m <sup>2</sup>
<b>Built</b>	660 m <sup>2</sup>
<b>Terrace</b>	318 m <sup>2</sup>
<b>Price</b>	4.100.000€
<b>Location</b>	Haza del Conde





## About this property

This remarkable contemporary property is ideally situated in the heart of Nueva Andalucía, just moments from the prestigious Los Naranjos golf club and a short drive to Puerto Banús and Marbella Golden Mile. Spanning three levels on a spacious 1,420m<sup>2</sup> plot, the residence features a beautifully landscaped garden.

The main entrance level welcomes you with a grand foyer and a guest powder room, leading into an expansive living room seamlessly integrated with a dining area and an open-plan, fully equipped kitchen equipped with Miele appliances. Additionally, this level includes two generously sized bedrooms, each with its own private en-suite bathroom.

On the upper level, two more bedrooms await, including a luxurious master bedroom with dedicated dressing and lounge areas for ultimate comfort. The master bedroom opens onto a spacious terrace offering sweeping views of the surrounding area.

The basement level is versatile and includes a laundry room, a cozy TV lounge, a Turkish bath, ample storage space, staff quarters with a kitchen and bathroom, a private guest suite with its own bathroom, and a spacious five-car garage.

Outdoor living spaces are expansive and adaptable, featuring inviting porches, extensive terraces, well-maintained gardens, a barbecue area, and a substantial saltwater swimming pool, providing ample opportunities for leisure and entertainment.

Additional features include air conditioning, underfloor heating throughout, a comprehensive home automation system for controlling curtains, lighting, music, and security systems, premium Porcelanosa flooring, and efficient heating and cooling solutions, ensuring this property is an ideal contemporary oasis in Marbella.

## Contact Us

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