



MARBELLA
C R I B S
G R O U P

Villa Azul - Contemporary Villa in La Cerquilla, Nueva Andalucia

4.175.000€



Ref
MCG1805

Beds
5

Baths
4

Plot
1.082 m²

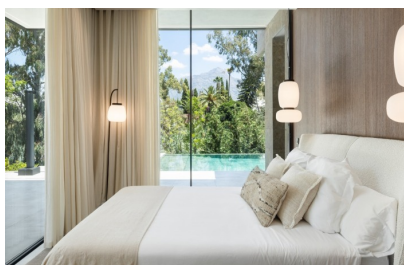
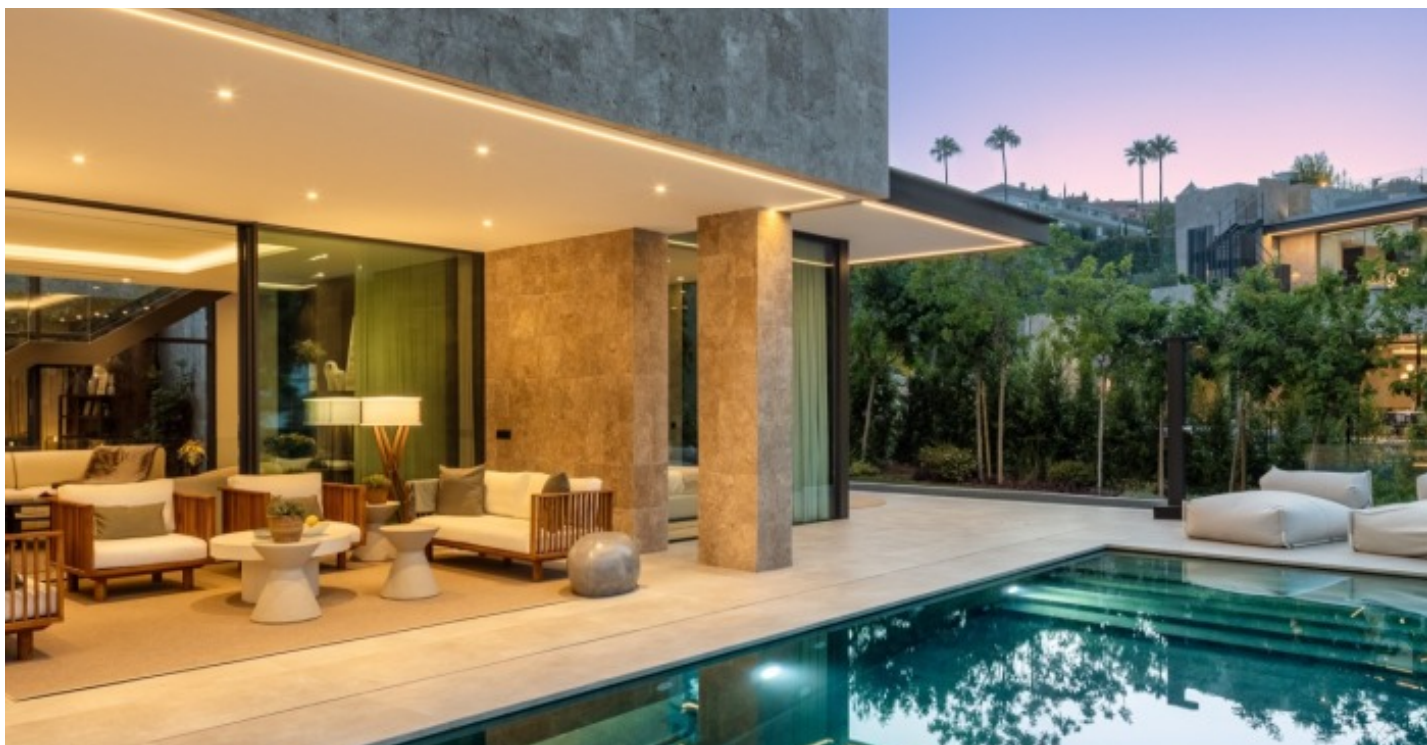
Built
759 m²

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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.



Ref	MCG1805
Bedrooms	5
Bathrooms	4
Status	For Sale
Type	Villas
Plot	1.082 m ²
Built	759 m ²
Terrace	156 m ²
Price	4.175.000€





About this property

Villa Azul is thoughtfully designed to harmonize with its natural surroundings, utilizing organic materials to seamlessly integrate into La Cerquilla, one of the most prestigious areas in Nueva Andalucía.

The ground floor features a spacious living room, an open-plan kitchen, a dining area, and an en-suite bedroom, all flowing onto terraces with an outdoor kitchen, lounge, dining spaces, and a pool area. On the first floor, you'll find the master bedroom with a walk-in closet, an additional en-suite bedroom, and access to the rooftop terrace. The rooftop space is perfect for relaxation, complete with seating areas, a fire pit, a jacuzzi, and provisions for an outdoor kitchen.

The basement level offers a variety of luxury amenities, including a TV room with the option to add a kitchenette, a games room, a gym, a spa with sauna and hammam, as well as an en-suite bedroom. The basement also includes a garage, an extra bedroom/office, and ample storage. The villa's sustainable design incorporates pre-installed solar panels and home automation systems accessible via smartphone. It features zone-controlled underfloor heating and premium Gaggenau kitchen appliances.

Bathrooms are equipped with top-of-the-line fixtures from Villeroy & Boch and Grohe, and the saltwater infinity pools provide a serene escape. The villa's technology is state-of-the-art, with pre-installations for curtain motorization and adaptable TV placements in entertainment areas. Landscaping is carefully planned to complement the luxurious outdoor spaces, and a separate garden equipment room enhances both privacy and functionality. Villa Azul strikes the perfect balance between luxury and tranquility, offering flexible configurations for the top floor to meet personal preferences.

Contact Us

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