



## Detached Villa for sale in Nueva Andalucía, Marbella

**2,295,000 €**

Reference: RS10121   Bedrooms: 3   Bathrooms: 4   Plot Size: 818m<sup>2</sup>   Build Size: 323m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Welcome to Villa Águila, where luxurious modern style meets top quality materials and prime location. Enjoy breathtaking panoramic views of Gibraltar, mountains and the sea, just a short distance away from Puerto Banus, the beach and a variety of Golf Courses. The living room, dining area and master bedroom all have access to the spacious terraces and the relaxing chill-out area around the swimming pool. With a private south west orientation and a breathtaking view this house is truly something else. Here you have your private oasis that you can enjoy with family and friends. In this villa you will appreciate the peaceful atmosphere and amazing weather Marbella has to offer, as well as perks of being able to walk to charming restaurants for dinner or a coffee. The whole villa has underfloor heating, built in air condition, windows with security glass and solid marble tiles, custom built kitchen - all designed, making your stay at Villa Águila as effortless and elegant as possible. The villa also features a garage for up to two cars with easy access. Revel in the most luxurious modern style and bask in the sun with your loved ones—this is the perfect place to create lasting memories.

**First Floor:** Step inside and be welcomed into an elegant open-plan living room with breathtaking panoramic view. The magnificent ceiling height and oversized solid substantial sliding doors allows plenty of natural light. On the first floor you find an inviting living room with a cozy fireplace and space for a large sofa. The dining area is ideal for entertaining, with solid sliding doors for a seamless transition between indoor and outdoor areas. Quality is at the forefront of this house and nothing has been left to chance. The custom-built kitchen and state-of-the-art appliances will leave you delighted to prepare meals for family and friends. For guests, a guest toilet is conveniently connected to the foyer and lounge, and the bathroom is elegantly equipped with a wall-mounted toilet, a stunning stone sink, and soothing mood lighting. This is the ideal home for any family who values luxury and comfort. Enjoy the luxury of a master suite with a king size bed, plenty of storage and stunning views. From the bedroom, you have access to the premium bathroom, which features a beautiful floor-to-ceiling bay window, bathtub, shower and double sink, perfect for him and her. This luxury experience offers an elegant and comfortable escape.

**Second Floor:** As you ascend the staircase, two well-sized bedrooms with en-suite bathrooms present themselves. From the stunning ceiling height to the well-designed showers, towel dryers, and sinks, each bedroom offers modern, elegant design choices. Both bedrooms also come with ample storage.

**Basement:** For those seeking even more luxury, the basement offers a wealth of opportunities. A big empty room under the house gives you the perfect chance to create a spa, gym, game room, cinema, extra bedroom, wine cellar, or any other space you can imagine. Whatever you choose, you'll be adding an air of elegance and sophistication to your villa.

**Garden:** The villa is very easy to maintain and all social areas have marble flooring. The plot has the possibility to create your own garden and for you who are looking for a permanent home it's a lovely plus that you can plant your own Avocado trees or herbal garden. Villa Águila is truly one of a kind home.





## Features:

### Features

Double Glazing

Basement

Close to Sea

Close to Golf

Alarm

### Setting

Close To Port

Close To Shops

Close To Town

Close To Schools

Playground for children

### Security

Electric Blinds

### Climate Control

Air Conditioning

### Condition

Excellent

### Utilities

Solar water heating

### Views

Sea

Mountain

Pool

Garden View

Golf View

### Furniture

Fully Furnished