



**Nagüeles, Marbella Golden Mile
Villa Blue**

bedrooms **5** bathrooms **5** built m^2 **836** terrace m^2 **267** plot m^2 **1.113**



community --
month

garbage **192 €**
year

ibi **1.965 €**
year

for sale **5.295.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Nagüeles, Marbella Golden Mile Villa Blue

Stunning modern luxury villa in Nagüeles, one of the top areas of Marbella Golden Mile, offering easy access to Marbella centre, 10 minutes drive from Puerto Banus. The property is built to highest specifications with great attention to detail and using top quality materials and installations. The villa is distributed over 3 levels including basement, plus a spacious solarium roof terrace. Basement level includes private garage with turntable mechanism, great entertainment area with TV/cinema room, wine cellar, lounge; nice size staff / guest bedroom with en-suite bathroom and also a laundry room, guest WC and technical room. Entrance level comprises of entrance hall, guest WC, 1 bedroom suite, spacious lounge with dining area and open plan kitchen, large terrace leading to the private pool. Master bedroom is located on the first floor and includes a large en-suite bathroom and dressing room. First floor also includes an additional bedroom suite. Top terrace of 98 m² offers panoramic sea and mountain views and is ideal for outdoor entertaining. It includes a chill-out area, bathroom and storage.

Reference	442327	Beds	5	Built m ²	836
Type	Villa	Baths	5	Interior m ²	569
Location	Nagüeles, Marbella Golden Mile	En-suite Baths	---	Terrace m ²	267
		Guest Toilets	3	Plot m ²	1.113
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	192 € / year	Floor	---
Garage	Private	IBI	1.965 € / year	Orientation	South/West
Parking slots	2	Construct Year	2017	EPC	In Progress

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