

NAGUELES VILLA



PERCHED ABOVE THE FAMOUS GOLDEN MILE

Nagueles is a leafy green area of Marbella, perched above the famous Golden Mile. The residential area is highly sought after as it is surrounded by some of Marbella's most desired amenities and yet the area retains a peaceful ambience. The quieter residential roads are flagged by mature trees and weave up a gentle incline. The area has Nagueles park; 10.000 hectares of pine, olive and carob trees where you can lose yourself in nature.

Five minutes from Nagueles is Marbella's Golden Mile, the epicentre of luxury. Stretching over 2km from Puerto Banus to the edge of Marbella town, the area has some of the most expensive properties, exclusive restaurants and shopping and a beautiful promenade along the beach.

Nagueles Villa is within easy reach of the main highway connecting the area to the rest of the Costa del Sol. International schools, sports and health facilities are minutes from the property also.

Nagueles Villa is an elegant designer home with plenty of soul. It combines the best of entertainment and pleasure, set in an enviable location.





Beds: 5 | **Baths:** 6+1 | **Plot:** 1.018 m² | **Built:** 566 m² | **Pool:** (8x4m) 32 m² | **Terraces & Porches:** 125 m² | **Carport:** 2 cars | **Facing:** S



AN AMBIENCE OF TRANQUILLITY

Nagueles Villa is a utopian setting, where you can escape and unwind. The home is cocooned within olive trees, lavender and water to calm the senses. Newly built, the villa offers exceptional quality and delivers a French provincial style; classically styled architecture and built around the central entertainment space.

Olive trees and water features flank this exterior seating area and soft lighting creates a romantic evening. Covered porches create a shaded area to relax and hot pink bougainvillea wrap around the terrace, embracing the Mediterranean climate.

There is off street parking for a couple of cars on the driveway and an impressive entrance to the property is flagged by sculptured plants. Manicured gardens and several seating and dining areas offer a generous space for entertaining and there is a large swimming pool for cooling off on the hazy summer days. The property resides on a plot of over 1.000 m² and an ample built size of 566 m².





OPULENT, RETREAT-STYLE LIFESTYLE

Nagueles Villa offers calm, serenity and opulence in equal amounts. The home has been designed to create a personal oasis, a place to unwind and relax in the heart of Marbella. The villa is centred around a south of France styled courtyard and an abundance of olive trees and lavender, which create an elegant resort feeling. South facing, it enjoys the best of the Mediterranean climate.





A STYLISH PALETTE OF OLIVE GREENS AND NEUTRAL TONES

An impressive front door of Iroko wood greets you at the porch and on entering the home, high ceilings, ample light flooding the property create an instant feeling of calm.

The flooring is wooden, in a classic whalebone pattern which compliments the décor and architecture perfectly. The accents of olive green combined with neutral tones have an instantly soothing effect.





Across the entrance hall, the main living room boasts chic interior design; flooring of white Caliza stone and walls of olive green and soft aesthetic furniture.

The windows have timeless curves and the beamed ceiling of over 4m in height gives further character and an air of grandeur. The room is filled with light and enjoys views across the gardens and out into the central courtyard.



The well-appointed kitchen has quality Miele appliances and plenty of storage and preparation space. The cabinets are a sleek, contemporary style and the windows and shelving have a matte black colour.

An exterior seating area and BBQ area extend the cooking and dining options even further.



VIEWS ACROSS TREETOPS AND TO THE MEDITERRANEAN

Nagueles Villa has a total of five bedrooms, with two located on the ground floor. Decorated in neutral tones with accents of olive and quality aesthetics such as wallpaper and both bedrooms enjoy views out to the manicured garden.

Moving upstairs, the master suite is decorated with incredible attention to detail; opulent furnishings, interior design and high-quality carpentry.



Views stretch across the palm tree tops and down to the Mediterranean. To the rear of the property lies the majestic backdrop of the Sierra Blanca mountains.

Three open terraces on the first floor provide the perfect spot to enjoy the breath-taking landscapes of Marbella and south facing, the property enjoys views of the incredible sunsets.





The en suite bathrooms have rain showers and coal grey marble splashbacks.









PLAY AND UNWIND IN THE COMFORT OF HOME

Nagueles Villa has a spectacular basement area for entertainment and pure enjoyment. A climate-controlled gym laid with wooden flooring and a hammam will take care of your wellbeing.

A vast leisure room offers a chic bar area, pool table and home cinema with 82' Samsung TV with sound system for the ultimate entertainment experience. Play and unwind in comfort.

A further two bedrooms with en suite bathrooms are located in the basement, ideal for visiting friends and family or for staff. Laundry and facility rooms provide functionality and are equipped with Miele appliances.

The property has a Sonos sound system with invisible speakers on the ground and first floor, underfloor heating and air conditioning to create the ideal climate. The villa also benefits from a pre-installed, advanced alarm system, video surveillance and a KNX domotics system with complete app and tablet support.

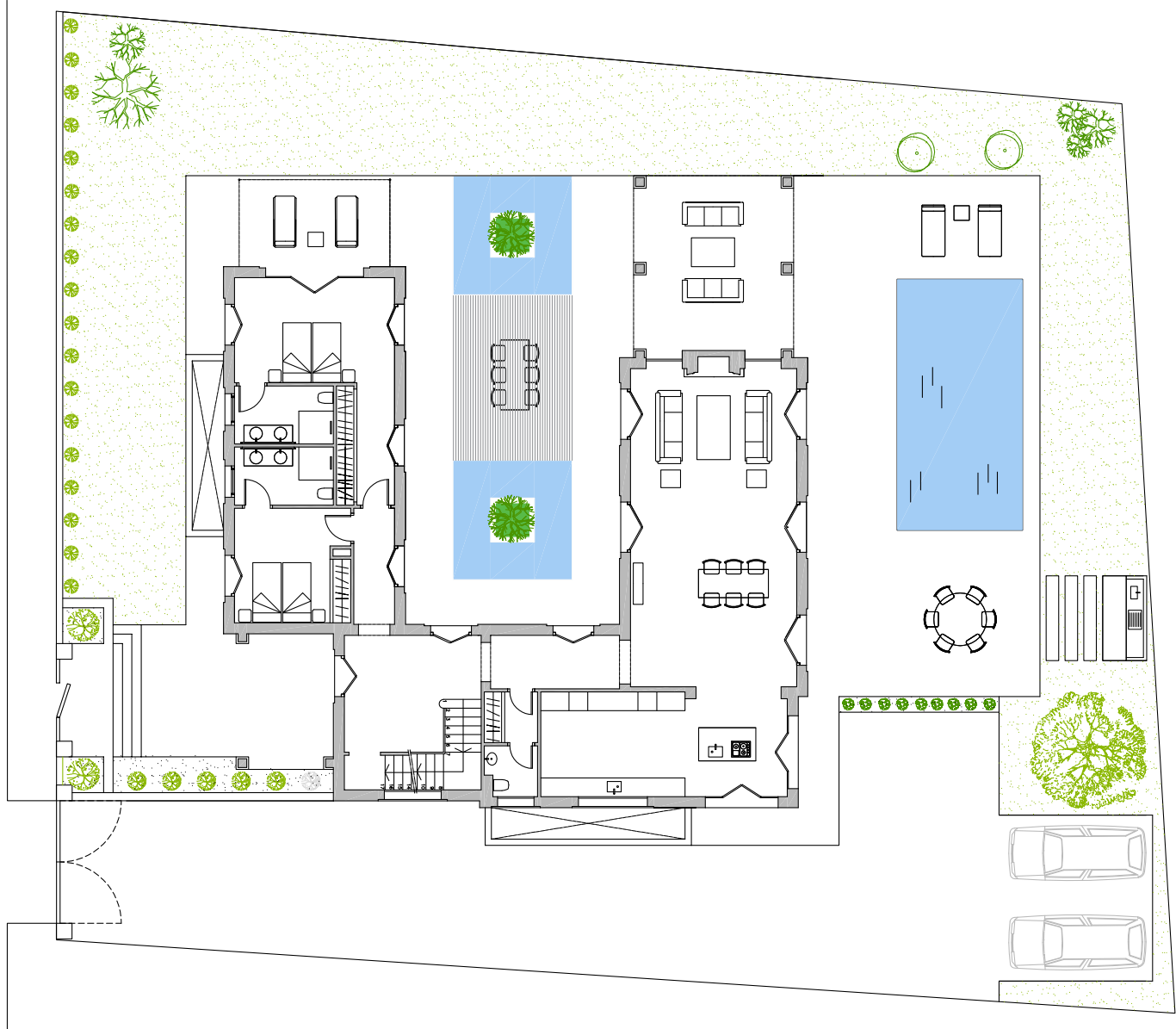




Elegant new build villa offering classical architecture, retreat-style living and sea views. Located minutes from Marbella's highly desirable Golden Mile and a range of exceptional amenities.

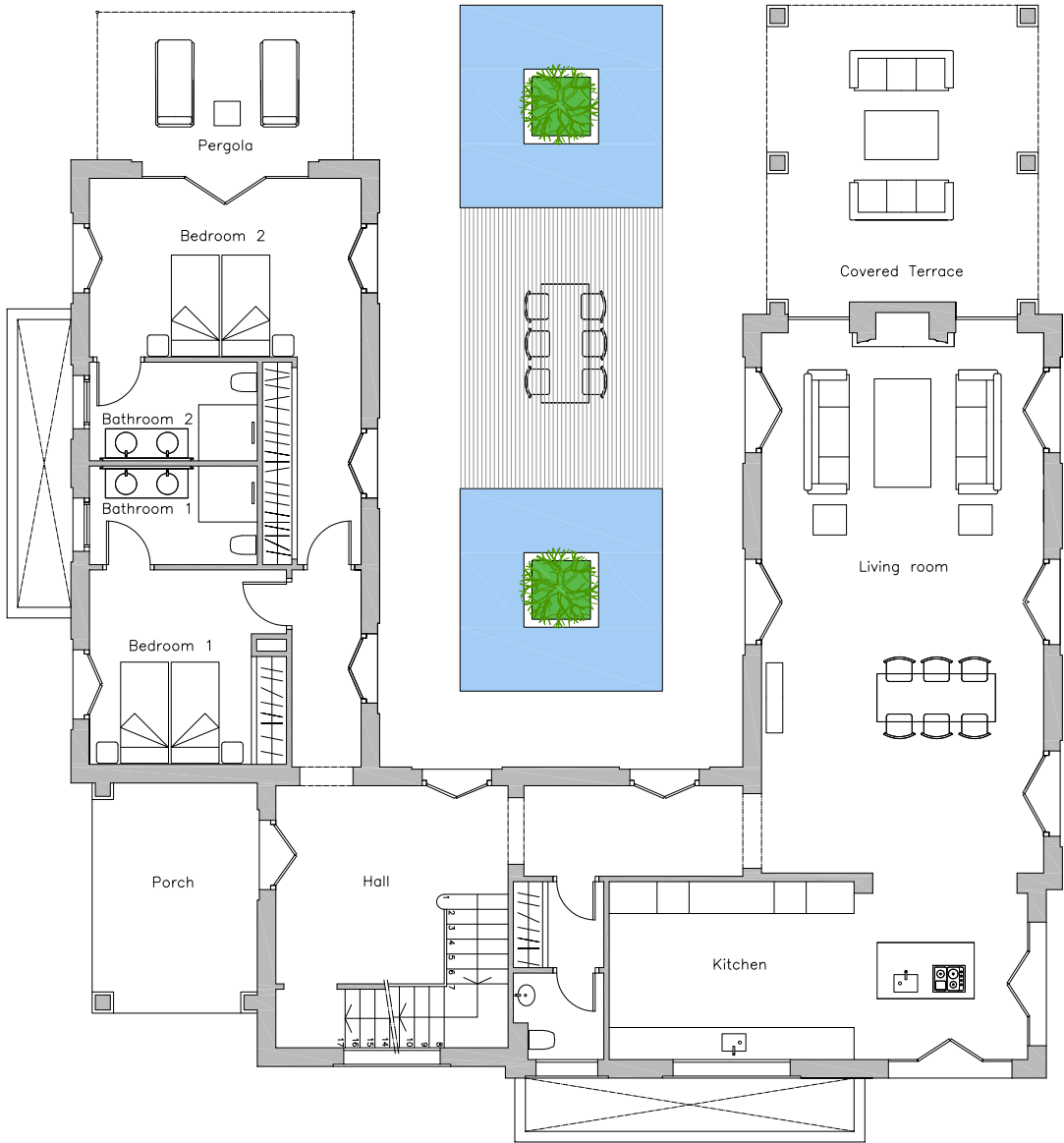


Plot



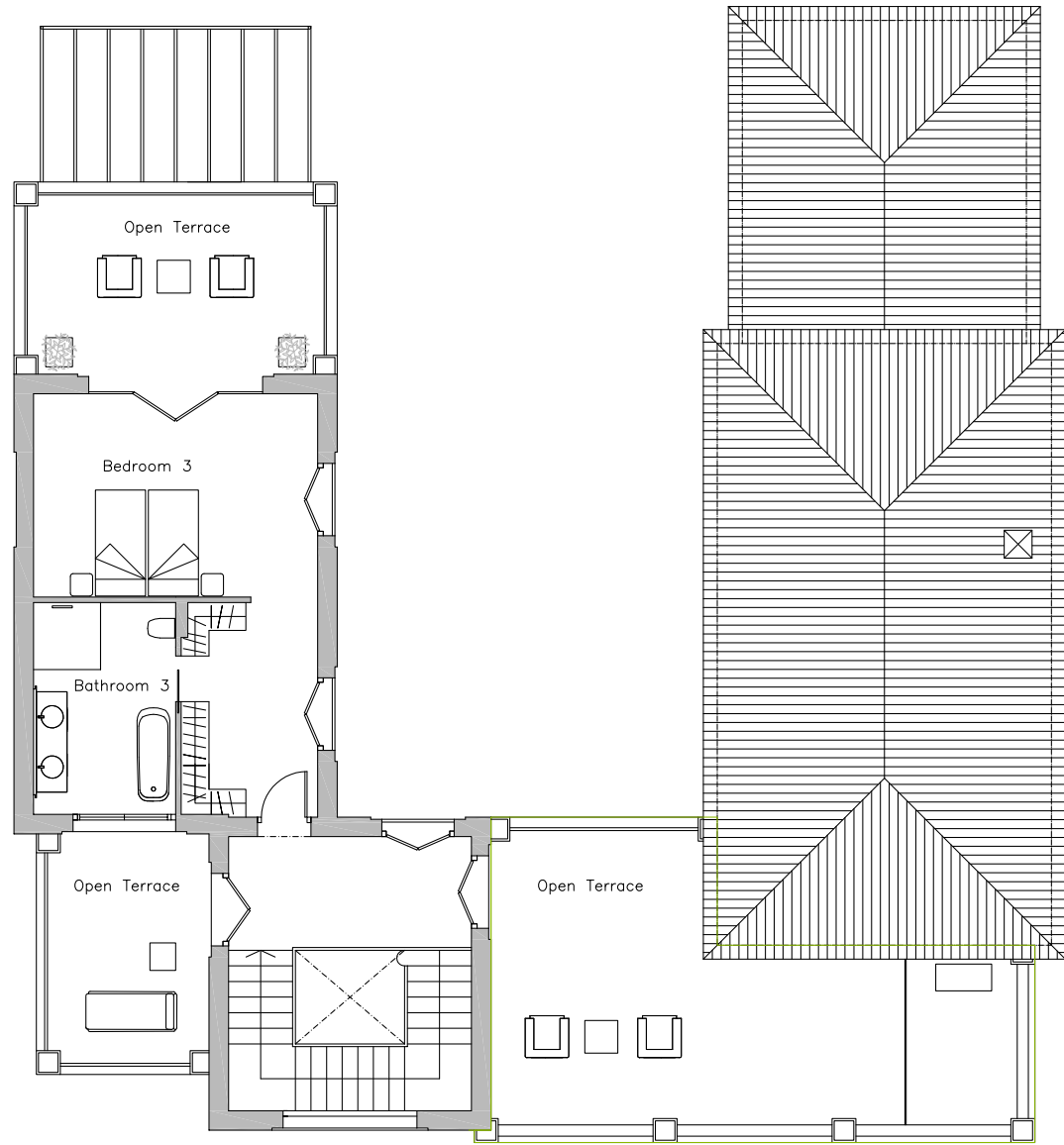
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Ground Floor



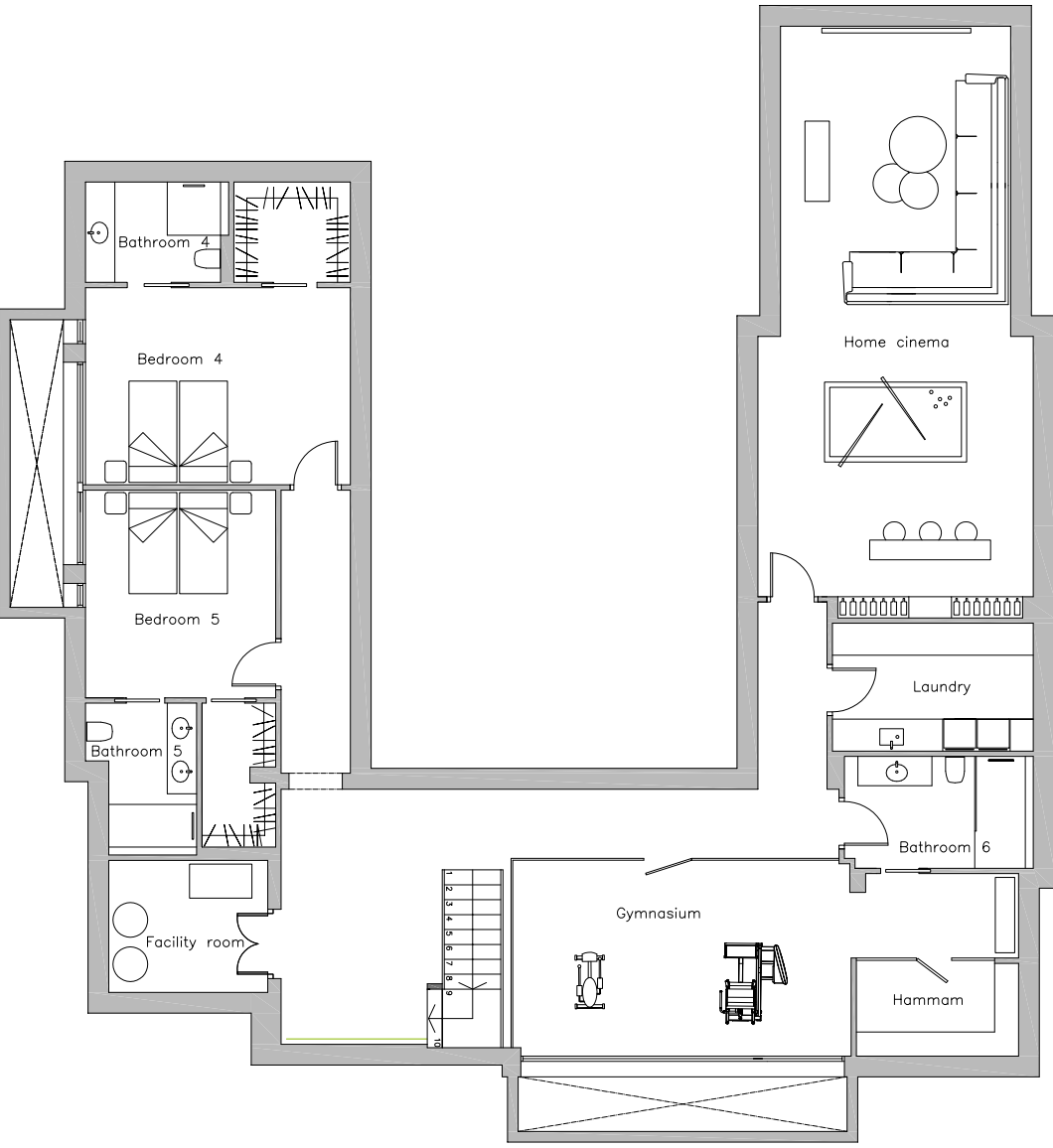
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First Floor



Beds: 5 | Baths: 6+1 | Plot: 1.018 m² | Built: 566 m² | Pool: (8x4m) 32 m² | Terraces & Porches: 125 m² | Carport: 2 cars | Facing: S

Basement



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Quality Specs

FLOORING | External and internal

- White Caliza stone (from Gilena)
- Floating wooden floors in a whalebone patter
- Wooden floor in the basement and the first floor

CARPENTRY

- European Iroko windows CHP type with triple layers (2 thermal and 1 acoustic), Planitherm glass
- Custom made built-in wardrobes and doors
- Walk-in wardrobe
- Glass enclosure from PDS profiles with laminated glass 6+6
- Entrance door from Iroko wood with security lock and hidden hinges

BATHROOM INSTALLATIONS

- Outdoor shower hot & cold
- Hammam / steam bath
- Krion countertops with sinks fixed under the countertop
- Krion countertops with Porcelanosa sinks fixed on top of the countertop
- Free standing sink from “Sierra Elvira” marble block
- Rain showers
- Sanitary installations from Porcelanosa

KITCHEN & LAUNDRY

- Miele appliances

AIR-CONDITIONING, HEATING, VENTILATION | Installations

- Daikin A/C with individual control in each room
- Underfloor heating throughout with individual controls in each room

ELECTRICITY, LIGHTING, SOUND, HOME AUTOMATION SYSTEMS

- Integrated sound speakers, Sonos sound system
- Solar panels
- Domotic system

SECURITY SYSTEMS

- Alarm pre-installation

EXTERIORS & EXTRAS

- Fireplace in white Caliza stone (from Gilena)
- Gym
- BBQ area



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