



**SUBLIME MEDITERRANEAN-STYLE VILLA LOCATED IN
THE GOLF VALLEY OF MARBELLA**

Completely refurbished family villa with breathtaking sea views in the heart of the Golf Valley, Nueva Andalucia. A modern take on a typically Andalusian architecture. Casa Nevis is exquisitely furnished and decorated, offering a sensational lifestyle, built with high quality specifications, and its prime location makes this property an ideal home to have in Marbella.

Beds: 5 | Baths: 5+1 | Built: 581m² | Plot: 1200m² | Parking: 2 cars | Orientation: S



Set in a quiet and private cul-de-sac, the villa overlooks the tropical views and the manicured garden, swimming pool area ensuring a peaceful atmosphere to relax and enjoy the amazing weather Marbella offers. The villa welcomes you into an elegant open-plan living room, furnished and decorated with attention to details. This open space enjoys floor-to-ceiling windows that allow plenty of natural light that blends to perfection with the neutral color palette of the furniture.

The villa boasts a picturesque highly private pool with a cascade, chill-out and a barbecue area, creating a relaxing and luxurious outdoor living space.







Consisting of a total of 5 bedrooms, you can find the lavish master suite on the ground floor, with a walk-in closet and complete en-suite bathroom and direct access to the gardens, with beautiful views towards the sea.









Apart from multiple outdoor lounge areas and plenty of entertainment, the property also boasts a generous basement with a lounge and game room and custom designed walk-in bodega. A truly stunning home located in one of Marbella's best locations!

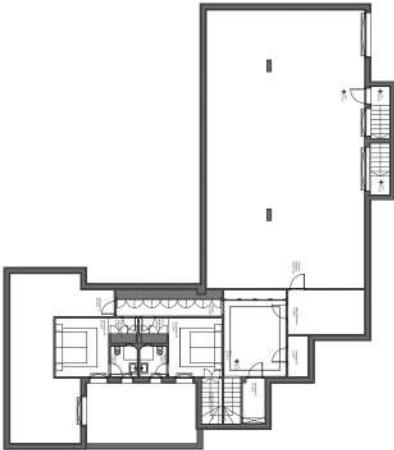






With its picture-perfect surroundings and close proximity to local attractions, Casa Nevis is an attractive property on the market that is sure to take anybody's breath away.

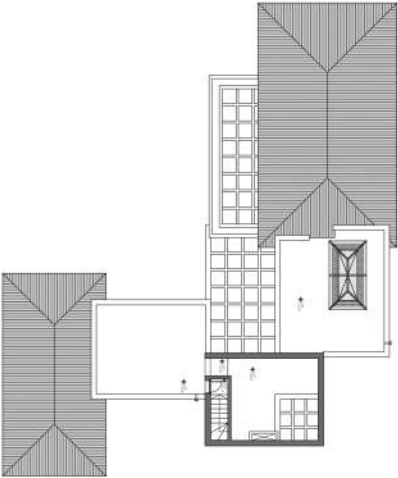
BASEMENT



GROUND FLOOR



FIRST FLOOR



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QUALITY SPECIFICATIONS

ARCHITECTURE & DESIGN

- Crema Nacar mHouse architecture and technical development by JRW Architectura.
- Garden design by Beatrice Perlac, Adarve Gardens. Includes automatic irrigation system.
- Interior design by Estuco Interiors Marbella.

FLOORING

- Both indoor spaces and exteriors are finished with Italian marble

AC, UNDERFLOOR HEATING, VENTILATION AC

- Rotax and Daikin Air-conditioning system covering all living rooms, kitchen, corridors, bedrooms and master bathroom.
- Individual temperature and fan control in each separate room.
- Remote digital control of both heating and air-conditioning by Airzone Cloud System (App control via Iphone and also by PC)

UNDERFLOOR HEATING

- Underfloor heating by water in all floors.
- Electric underfloor heating in bathrooms.
- Heating source is a combination of solar panels and Rotax Heating Technology (German system).
- Individual control of underfloor heating in each room.

VENTILATION

- Separate ventilation system with timer covering bathrooms, kitchen, laundry, technical room and storage rooms downstairs.

CARPENTRY

WOODEN CARPENTRY

- Windows, doors, wardrobes, and linings by Roman Clavera.
- All solid wood and double glazing in all windows.
- Large sliding doors in the living room and bedrooms on the main floor.

ALUMINIUM CARPENTRY

- Shutters on exterior windows and doors – electrically operated.

BATHROOMS

- Sanitary ware by Villeroy & Boch.
- Hans Grohe taps and fittings.
- Bath-tub in master bathroom by Duravit.
- Corian tops on all bathroom furniture.

KITCHEN AND LAUNDRY

- Custom made by KÓK Studio Marbella.
- Two sinks in the kitchen, and one in laundry.
- Siemens and Gaggenau appliances, including double fridges, freezer, oven, hob, microwave, plate warmer, washer, dryer.
- Miele Wine Cabinet in the kitchen.

WATER SUPPLY

- Automatic water pressure system.
- Water softening system type Kinetic.

LIGHTING, SOUND, WIFI

- Ample 3-phase electricity system – all with automatic switches. Timers on exterior lights, garden lights, pool lights, ventilation and hot water circulation system. All interior lights of LED type with dimmers.
- Sonos entertainment system covering living room, kitchen, master bathrom and both terraces.
- WiFi system covering the whole house.
- TV and sound control connected to the entrance gate.

SECURITY

- Security system by Marbejer covering garden, interior and all windows and doors. 3 alarm zones – garden, shell alarm and interior. Connected to Marbejer alarm central.
- System also includes remote control through an app on the Iphone.

OTHER FEATURES

- Large wine-cabinet in hallway downstairs by Roman Clavera.
- Gas fireplace in living room and on the covered terrace. 4 large gas bottles placed in separate locker facing the street.
- Heated swimming pool 10 x 4 meters with pool lights and electrically operated insulation cover. Heat pump type Garden Pac Invertech 3 phase.

