

## 5 bedroom Villa for sale in Marbella, Málaga

4,450,000€







The Avenue offers an unparalleled living experience in one of the most coveted areas of Nueva Andalucía, Las Brisas. This luxurious development is conveniently located just a 4-minute drive from the beach and the Los Naranjos golf course, and only 5 minutes from the lively Puerto Banús. Residents will also appreciate the close proximity to the prestigious Puente Romano resort, which is a 7-minute drive away, and the charming Marbella old town, just 13 minutes away. The Malaga airport is a convenient 40-minute drive, making international travel easily accessible. Additionally, the esteemed Aloha College is nearby, providing excellent educational opportunities.

This gated community features a clubhouse with top-notch facilities, including a gym, spa and hammam, and offers stunning sea views. By utilizing local providers, The Avenue emphasizes a commitment to supporting the local economy.

The Avenue comprises three distinct typologies (A, B, and C), with options for carports or garages. Each 5 or 6-bedroom villa in The Avenue is constructed with the highest quality materials and finishes. The luxurious specifications include Gessi taps, natural oak flooring, Cortizo windows, Bulthaup kitchens equipped with Gaggenau appliances, underfloor heating by water, a Lutron home automation system, and air conditioning with Airzone control systems using Daikin machines.

The Avenue offers favorable payment terms and robust guarantees. A reservation fee of €50,000 is required, followed by a payment of 30% upon signing the private purchase contract (PPC). The remaining 50% is due upon completion in Q4 2027. The development provides a 3-year warranty on installations and technical aspects, a 10-year structural warranty, and bank guarantees appointed to the buyer.

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|--|---|--|
|  5 bedrooms                  |  6 bathrooms |  488m <sup>2</sup> Build size |
|  979m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> a estrenar   |
| <input checked="" type="checkbox"/> aire acondicionado   | <input checked="" type="checkbox"/> alto standing   | <input checked="" type="checkbox"/> armarios empotrados  |
| <input checked="" type="checkbox"/> azotea   | <input checked="" type="checkbox"/> bodega  | <input checked="" type="checkbox"/> calefacción central  |
| <input checked="" type="checkbox"/> cocina amueblada   | <input checked="" type="checkbox"/> cocina equipada   | <input checked="" type="checkbox"/> cámara de seguridad  |
| <input checked="" type="checkbox"/> dormitorio de servicio   | <input checked="" type="checkbox"/> edificio con garaje   | <input checked="" type="checkbox"/> exterior   |
| <input checked="" type="checkbox"/> gimnasio   | <input checked="" type="checkbox"/> jardín  | <input checked="" type="checkbox"/> lavadero   |
| <input checked="" type="checkbox"/> luminoso   | <input checked="" type="checkbox"/> obra nueva  | <input checked="" type="checkbox"/> parking  |